



**WOOLLEY ROAD**  
**Matlock, DE4 3HU**  
**£289,950**

A recently refurbished link-detached family home, ideally located within easy reach of the town centre. The property enjoys commanding views over the open countryside and wooded hills of the Derwent Valley, and is set in a good-sized corner plot, offering: three bedrooms; family bathroom; sitting room; dining room; and fitted kitchen. A driveway provides off-road parking, and there is a single garage. The property's recent refurbishments include a new roof, kitchen and bathroom.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.



Entering the property via a half-glazed woodgrain-effect entrance door, which opens to:

#### **DINING ROOM 4.34m x 2.76m**

Having UPVC double-glazed picture windows to three aspects, flooding the room with natural light and enjoying the far-reaching views. The room has wall and centre light points, light oak-effect flooring, central heating radiator with thermostatic valve, and television aerial point with Freesat connection. A broad opening leads to:

#### **KITCHEN 4.09m x 2.92m**

Having a double-glazed window overlooking the garden, light wood-effect flooring following through from the dining room, and a good range of shaker-style, painted woodgrain-effect units with cupboards and drawers set beneath a polished granite worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is an under-mounted stainless sink with mixer tap, and a four-ring induction hob, over which is a cooker hood. There is a Belling eye-level double oven and grill, and Hotpoint microwave. Integral appliances include: 12-place-setting dishwasher, fridge-freezer, and washing machine. Concealed within a cupboard is the gas fired boiler. The room has a central heating radiator with thermostatic valve, and ample space for a kitchen table if required. A half-glazed panelled door leads to:



#### **HALLWAY 4.43m x 1.79m**

Having a staircase rising to the upper-floor accommodation, light wood-effect flooring following through from the kitchen, and a glazed entrance door with floor-length side light panel, which opens to the entrance porch. The hallway has ample under-stairs storage space, central heating radiator with a thermostatic valve, and a half-glazed panel door opening to:



#### **SITTING ROOM 4.85m x 3.22m**

With dual-aspect UPVC double-glazed picture windows overlooking the gardens and the fine far-reaching views afforded by the property. The room has a feature hole-in-the-wall style, remote control fire with polished granite surround and living-flame gas fire. There is a television aerial point with Freesat connection, and telephone point.

From the hallway, a UPVC glazed door opens to:

#### **ENTRANCE PORCH 2.34m x 1.28m**

Having side-aspect double-glazed windows with obscured glass, and a half-glazed UPVC entrance door opening onto the front of the property.

From the hallway, a staircase with open spindles and polished pine handrails rises to:

#### **FIRST FLOOR GALLERIED LANDING 3.64m x 1.76m**

With an access hatch opening to a partially-boarded loft space with a retractable ladder and a light. From the landing, panelled doors open to:



**BEDROOM ONE 4.09m x 3.01m**

With a side-aspect window overlooking the gardens and surrounding properties to the wooded hills beyond. The room has a central heating radiator with thermostatic valve and television aerial point with Freesat connection.

**BEDROOM TWO 3.42m x 2.97m**

With front-aspect UPVC double-glazed windows overlooking the gardens and surrounding properties to the wooded hills of the Derwent Valley. The room has a central heating radiator with thermostatic valve.

**BEDROOM THREE 2.12m x 1.98m**

Having a side-aspect window with a delightful view over the town taking in Riber Castle, High Tor, the Heights of Abraham, and Black Rocks in the distance. The room has a central heating radiator with thermostatic valve.

**FAMILY BATHROOM 2.29m x 1.69m**

A partially-tiled room with side-aspect window with obscured glass, and suite with: shower bath with spa jets, concertina shower screen, and an overhead shower; contemporary wash hand basin with storage cupboards beneath; and concealed-cistern WC. There is a chrome-finished ladder-style towel radiator which can also be heated electrically, shaver point, and extractor fan.

**OUTSIDE**

To the front and side of the property is a good-sized area of garden, mainly laid to lawn with borders ideal for flowering plants. There are ornamental shrubs and fine mature trees. A gated flagged pathway gives access to property. To the side of the property, a shared driveway leads to an off-road parking space, turning space, and garage.

**GARAGE 5.09m x 2.60m**

Having a remotely controlled, electrically-operated up-and-over vehicular-access door, power, lighting, and rear-aspect window. There is a cold water supply.

**SERVICES AND GENERAL INFORMATION**

All mains services are connected to the property.


**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) 'D'

**DIRECTIONS**

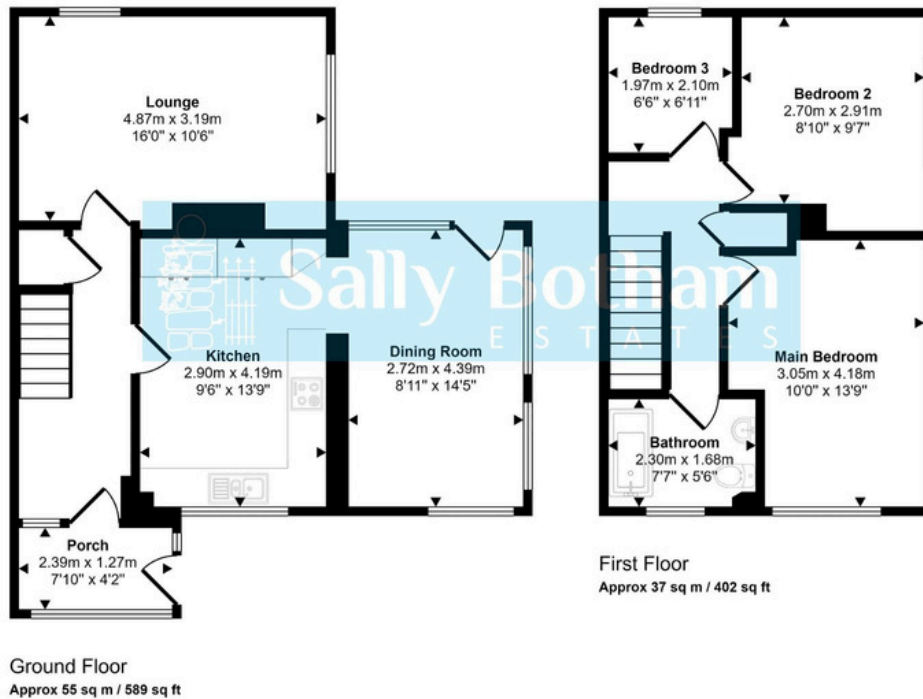
Leaving Matlock Crown Square via Bank Road, take the first left turn into Imperial Road which becomes Woolley Road, follow the road up the hill to the junction with Smedley Street. The property can be found on the right-hand side immediately before the junction.



| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs |          |   |           |
| (92 plus)                                   | <b>A</b> |   |           |
| (81-91)                                     | <b>B</b> |   | 84        |
| (69-80)                                     | <b>C</b> | 71  |           |
| (55-68)                                     | <b>D</b> |   |           |
| (39-54)                                     | <b>E</b> |   |           |
| (21-38)                                     | <b>F</b> |   |           |
| (1-20)                                      | <b>G</b> |   |           |
| Not energy efficient - higher running costs |          |   |           |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC  |           |



Approx Gross Internal Area  
92 sq m / 991 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**DISCLAIMER**

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.