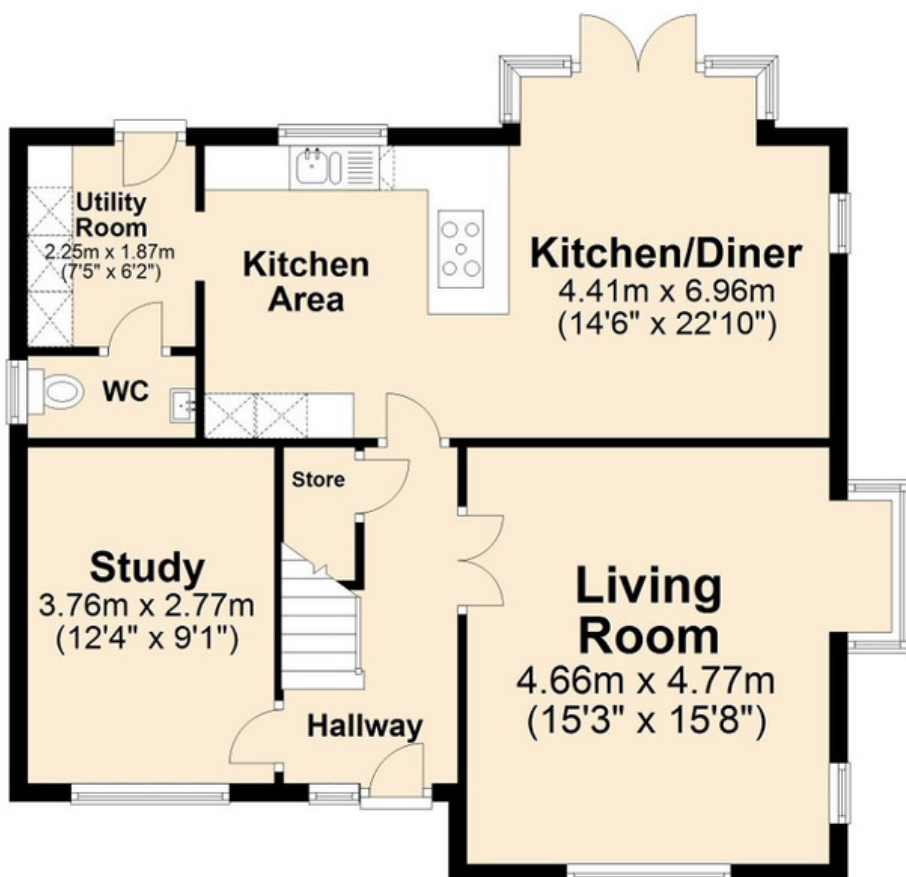






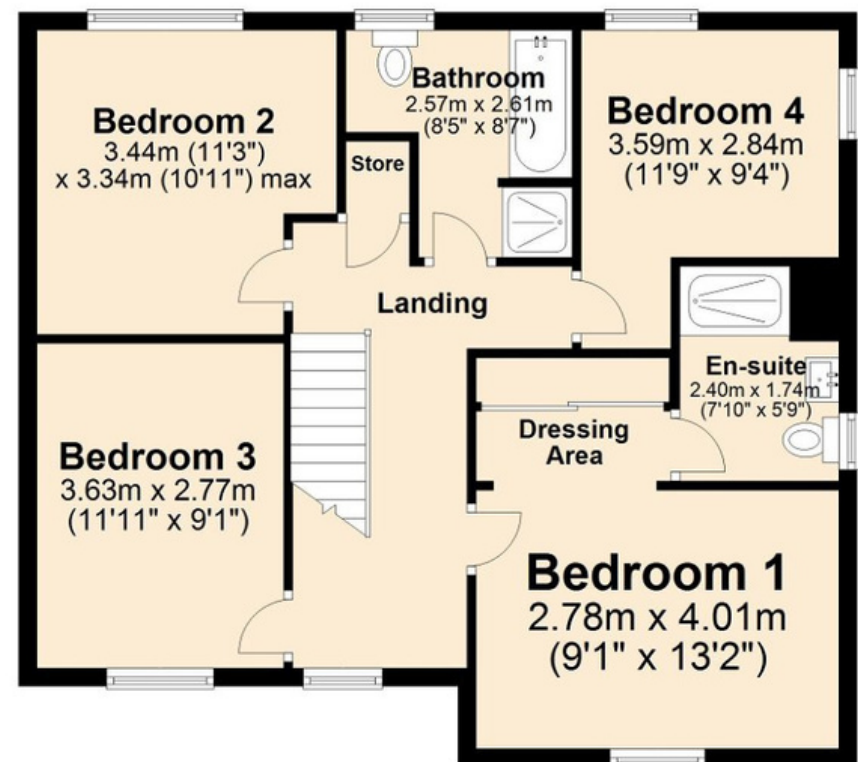
**Ground Floor**

Approx. 69.9 sq. metres (752.6 sq. feet)



**First Floor**

Approx. 63.8 sq. metres (687.1 sq. feet)



Total area: approx. 133.8 sq. metres (1439.7 sq. feet)







**A delightfully spacious recently-built detached family home, ideally located in a popular residential area on the outskirts of the town. With accommodation offering: four double bedrooms, master with dressing area and en suite shower room; family bathroom; spacious living room; family room; and generous dining kitchen. There are delightful enclosed gardens to the rear of the property, off-road parking and a detached double garage.**

**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 entrance door, protected by an open porch, which opens to:

**RECEPTION HALLWAY 3.81m x 1.93m**

Having a staircase rising to the upper floor accommodation, with a useful under-stair storage cupboard with coat hanging space. The hallway has a central heating radiator with radiator cover, telephone point, Karndean flooring, and a pair of glazed doors with bevelled glass panels, opening to:

**SITTING ROOM 4.66m x 4.06m**

With dual-aspect UPVC double-glazed windows, including a squared bay, flooding the room with natural light and enjoying views over the surrounding properties to the wooded hills and the town. The room has central heating radiators with thermostatic valves, and television aerial point with satellite facility.

**DINING KITCHEN 6.97m x 3.26m, plus alcove 2.64m x 1.14m**

A generous room having rear-aspect double-glazed windows to the kitchen area and floor-length double-glazed panels and patio doors to the alcove of the dining area. There are central heating radiators with thermostatic valves and a television aerial point.

The kitchen area is fitted with a good range of shaker-style units in a paint-effect finish with cupboards and drawers beneath the timber-effect worksurface with a matching up stand. The worksurface returns to form a peninsular room divide. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, and a five-burner gas hob, over which is a recirculating extractor canopy. There are wall-mounted storage cupboards, larder cupboard, and an island unit with storage

cupboards, drawer, and open display shelves. Sited within the kitchen is a Zanussi high-level double oven and grill. Integral appliances include 12-place-setting dishwasher, fridge, and freezer. The kitchen area is illuminated by downlight spotlights. An arched opening leads to:

**UTILITY ROOM 2.24m x 1.87m**

Having a half-glazed entrance door opening onto the gardens to the rear of the property. There are wall-mounted storage cupboards, one of which conceals the gas-fired boiler, which provides hot water and central heating to the property. There is a worksurface, beneath which there is space and connection for an automatic washing machine, tumble dryer, and further white goods. The room has a central heating radiator with thermostatic valve and an extractor fan. A door opens to:

**GROUND FLOOR WC 1.85m x 0.90m**

With a side-aspect window with obscured glass and suite with dual-flush close-coupled WC and pedestal wash hand basin. There is a central heating radiator with thermostatic valve.

From the reception hallway, a further panelled door opens to:

**FAMILY ROOM 3.76m x 2.77m**

With front-aspect UPVC double-glazed windows and a central heating radiator with thermostatic valve. This room would make an ideal work-from-home space, snug, or ground floor bedroom if required.

From the hallway, a staircase with turned and fluted spindles rises to:

**FIRST FLOOR LANDING 4.98m x 2.03m**

With front-aspect double-glazed window with fitted louvered shutters, and enjoying views over the surrounding properties to the town and the open countryside beyond. There is a central heating radiator with thermostatic valve, loft access hatch, and panelled door opening to an airing cupboard which has slatted linen shelving and houses the hot water cylinder. From the landing, further doors open to:

**BEDROOM ONE 4.01m x 2.77m**

Having front-aspect double-glazed windows with louvered shutters, and enjoying similar views to the landing. The room has a central heating radiator with thermostatic valve, television aerial point, and a broad opening leading to:

**DRESSING AREA 2.17m x 1.52m (measured into the wardrobes)**

Having mirror-fronted wardrobes providing hanging space and storage shelving. A panelled door opens to:

**ENSUITE SHOWER ROOM 2.39m x 1.73m**

Being half-tiled and having a side-aspect window with obscured glass. Suite with: tiled shower cubicle with mixer shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator and an extractor fan.

**BEDROOM TWO 3.62m x 2.77m**

With front-aspect UPVC double-glazed windows, and central heating radiator with thermostatic valve.

**BEDROOM THREE 3.46m x 2.74m**

With rear-aspect double-glazed windows overlooking the garden, and with views to the wooded hills that surround the area. The room has a central heating radiator with thermostatic valve.

**BEDROOM FOUR 3.58m x 2.84m (maximum measurements)**

With dual-aspect UPVC double-glazed windows with fitted louvered shutters, and central heating radiator with thermostatic valve.

**FAMILY BATHROOM 2.60m x 2.57m**

A half-tiled room with a rear-aspect window with obscured glass. Suite with: panelled bath; pedestal wash hand basin; dual-flush close-coupled WC; tiled shower cubicle with a concertina door and a mixer shower. The room has a chrome-finished ladder-style towel radiator and an extractor fan.

**OUTSIDE**

The property is approached via a stepped pathway, giving access to the entrance door.

To the rear of the property is a delightful enclosed walled garden, with a flagged terrace immediately to the rear of the property, from where doors open from the dining area of the kitchen. There are raised flower boxes, and an archway leading to an area of lawn.

To the top of the garden is a gate opening to a block-paved parking area for two vehicles and giving access to:

**GARAGE 5.75m x 5.43m**

A detached double garage with a pair of up-and-over vehicular access doors, one of which is electrically operated. The garage has power and lighting, and has been insulated, making it ideal for a hobby/leisure suite etc.

**SERVICES AND GENERAL INFORMATION**

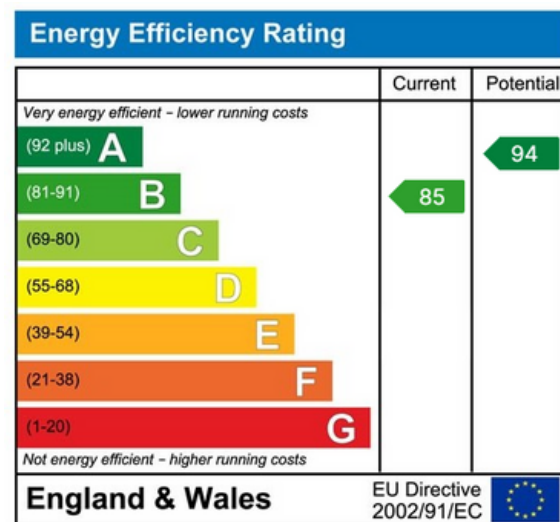
All mains services are connected to the property. The property has outside lighting on PIR sensors, and an outside power supply.

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at the time of publication) E

**DIRECTIONS**

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right hand bend, at the crossroads by the Duke of Wellington pub turn left towards Chesterfield, take the second right turn into Bentley Bridge Road and first left into Old Stone Lane where the property can be found on the left hand side.



**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.