



Anlic House, Lilybank Court, Henry Avenue, DE4 3FL
£770,000

A delightfully spacious and immaculately presented family home set in the heart of Matlock. Offering 5 double bedrooms, family bathroom and en-suite to the main bedroom, a generous living room with a multifuel burner, separate dining room, a generous dining kitchen with a separate utility and a conservatory to the rear. The substantial sized garden includes flagged terraces and fine mature trees. The property also benefits from an integral double garage plus a private gated driveway providing ample off-road parking.

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

ENTRANCE HALLWAY 4.91m x 3.98m

Reception hallway with a central heating radiator, inset downlights and an elegant staircase leading to the first floor. Doors opening to;

CLOAK ROOM

With close coupled WC, pedestal wash hand basin and extractor fan.

SITTING ROOM 5.26m x 4.87m

This exceptionally spacious room offers a feature fireplace with a recessed multi-fuel stove and display shelving with storage cupboard beneath in the chimney recess. There are inset downlights, a television arial point, a telephone point as well as a central heating radiator. Additionally, the triple-glazed windows offer garden views over the town towards Black Rocks. A door opens into the conservatory at the rear as well as a pair of double doors that lead into the Dining Room.

DINING ROOM 3.79m x 3.69m

This room offers front aspect views of the driveway from the double-glazed windows and is illuminated by inset downlights and has a central heated radiator.

DINING/KITCHEN 6.85m x 3.78m

The dining kitchen benefits from separate dining and kitchen areas, as well as entrance into the generously sized utility room, a double-glazed door leading onto the terrace in the garden and double-glazed double doors open into the conservatory. The kitchen units are a light wood finish set beneath a granite effect work top with tiled splash back. It offers a one and a half bowl kitchen sink and an electric cooker with an extractor canopy above. The kitchen has ample storage cupboards, integral fridge and freezer and space and connection for a dishwasher. There is also a Pine Welsh Dresser available for negotiation.

UTILITY ROOM 2.58m X 2.48m

The utility offers a granite effect work top with a inset sink and storage for multiple white goods including plumbing for a washing machine. Also housed within a cupboard the gas boiler and the hot water cylinder. There is a a double-glazed door providing access to the side of the property.

CONSERVATORY 6.2m x 2.37m

Constructed from UPVC panels and a polycarbonate roof, the conservatory includes a pair of double doors out to the terrace at the rear of the property and enjoys southerly views of the garden and the town.

FIRST FLOOR LANDING 4.97m x 3.28m

From the reception hallway the ¾ turn staircase leads to a large galleried landing with a central heated radiator with a thermostatic valve, loft access and panelled doors opening to;

BEDROOM ONE 5.82 x 4.39

This generously sized main bedroom, with dual aspect windows with far reaching views, offers a good range of built in wardrobes for ample storage. The room is lit by inset downlights, has a central heated radiator and an ariel point for a television and telephone point. A panelled door then leads to:





EN-SUITE 3.05 x 2.60

This en-suite offers a 4-piece bathroom suite including a pedestal wash hand basin, WC, a Jacob Delafon bath and a separate double width mixer shower with extractor fan. The room also offers a shaver point, a central heated radiator and a front aspect double glazed reeded window.

BEDROOM TWO 3.02 x 3.08

With rear aspect double glazed windows enjoying the southerly views over the garden and town towards Black Rock, this room has a range of built in wardrobes providing hanging space and storage shelving as well as a central heated radiator with thermostatic valve.

BEDROOM THREE 3.5 x 2.96

This room enjoys dual aspect double glazed windows and a central heated radiator with thermostatic valve.



BEDROOM FOUR 2.87 X 3.52

With a side aspect view from the double-glazed window. There is a central heated radiator. This room would make an ideal study if not required as a bedroom.

BEDROOM FIVE 5.47 x 5.01

An exceptionally spacious room with dual aspect double glazed windows. Built in wardrobes for storage, an ariel point for a television, and a central heated radiator.

FAMILY BATHROOM 3.13 x 2.18

The 4 piece family bathroom includes a pedestal wash hand basin, WC, a Jacob Delafon bath and a separate double width cubicle with mixer shower, and extractor fan. The partially tiled room has a front aspect double-glazed reeded window in addition to the shaving point and central heated radiator.



OUTSIDE

To the side of the property there is a delightful Yew tree and a Tree of Heaven providing privacy for the paved terrace, enhancing the southerly far-reaching views. The terrace continues along the rear of the property and has additional garden which has been laid to lawn. Additionally, there is outside lighting and an external water supply.

DOUBLE GARAGE

The property has an integrated double garage with a pair of up and over access doors for additional vehicles/storage.

PARKING

There is a gated private driveway large enough for multiple vehicles and surrounded by garden.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'G'

COUNCIL TAX COST (PA) (Correct at time of publication) '£2,463.30'

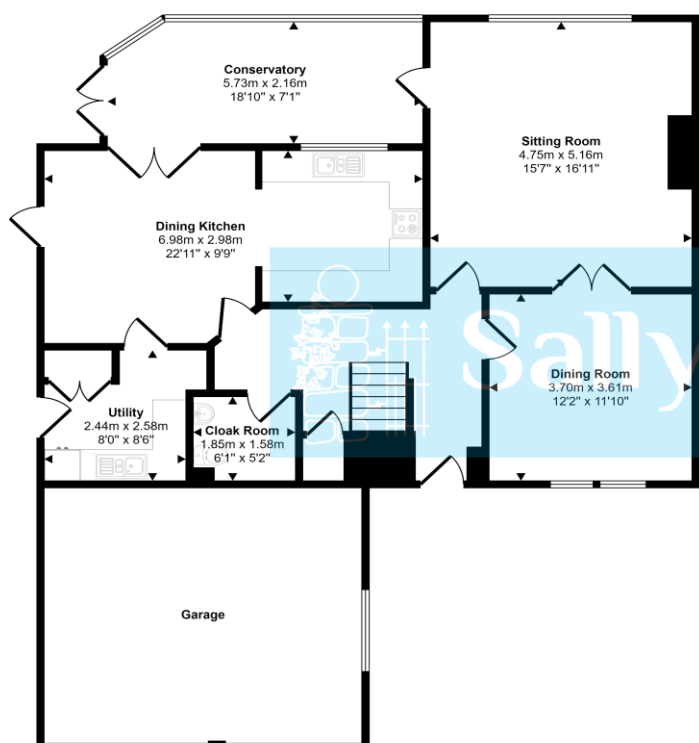
DIRECTIONS

Leaving Matlock Crown Square, via Bank Road, follow the road up the hill taking the right hand turn by The Gate Pub along Smedley street. Taking the first right onto Henry Avenue take the first left (immediately before the right-hand bend) into Lilybank Court where the property can be located at the end of the drive.

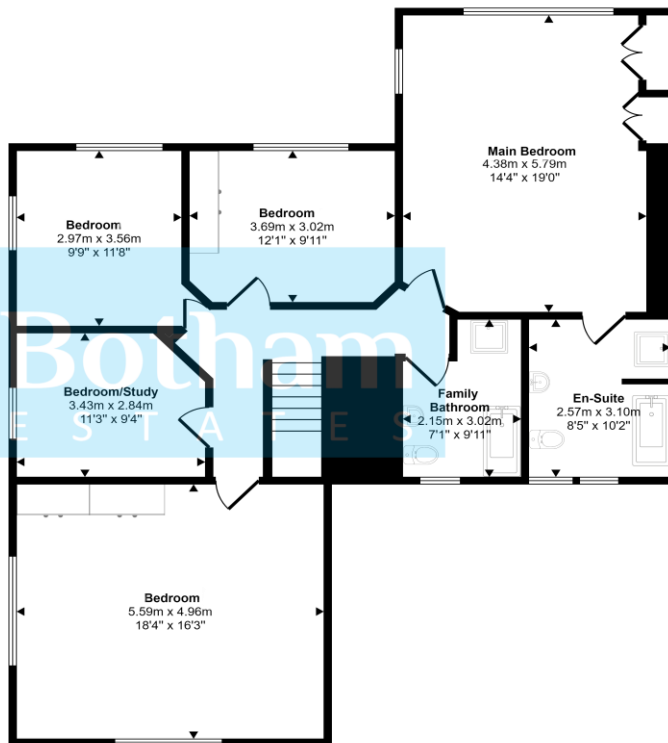




Approx Gross Internal Area
249 sq m / 2677 sq ft



Ground Floor
Approx 131 sq m / 1409 sq ft



First Floor
Approx 118 sq m / 1268 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.