



**Sally Botham**  
ESTATES

**90 CHESTERFIELD ROAD**  
Matlock, DE4 3FS  
£579,500





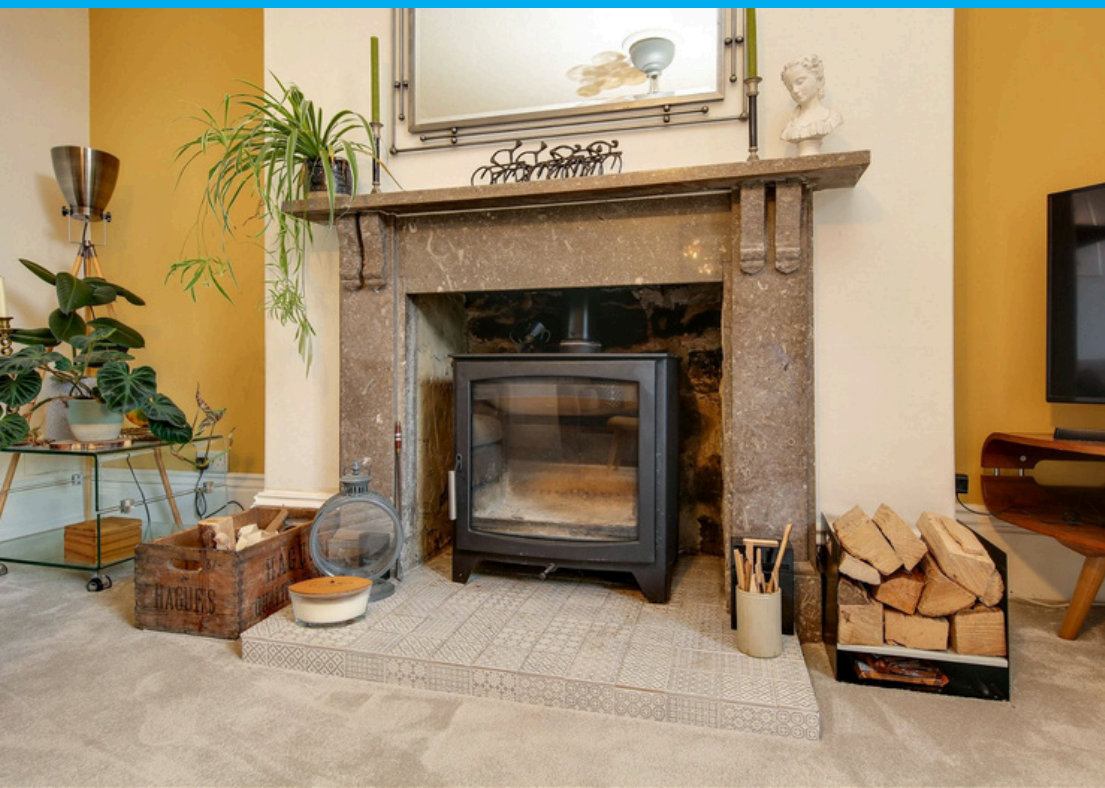














**An exceptionally spacious and immaculately-presented, detached stone-built Victorian family home ideally located within easy reach of the town centre. The accommodation offers: four double bedrooms; recently-fitted family bathroom; spacious sitting room; drawing room; conservatory; dining room; and breakfast kitchen. A driveway provides off-road parking and there is garaging and gardens to front and rear.**

**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 (4.5miles) 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, which opens to:

#### **ENTRANCE PORCH**

Having double-glazed windows set upon a dwarf wall and a newly-fitted UPVC half-glazed entrance door opening to:

#### **BREAKFAST KITCHEN**

A good-sized room with rear-aspect windows, ceramic tiles to the floor, and a good range of contemporary units with cupboards and drawers set beneath a quartz worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting, and a tall pull-out larder unit. Set within the worksurface is an under-mounted one-and-a-half-bowl sink with mixer tap, and a five-burner Neff gas hob with an extractor canopy over, which is vented to the outside. Sited within the kitchen is a Neff eye-level double oven and grill, and an Indesit microwave oven. Integrated appliances include a 12-place-setting dishwasher, and a fridge. The room is illuminated by downlight spotlights, and there is ample space for a family breakfast table. The room has a feature painted brick wall with display niches. Concealed within in a cupboard is the gas fired boiler which provides hot water and central heating to the property. A half-glazed door opens to:

#### **HALLWAY**

An elegant T-shaped hallway having an original three-quarter-turn staircase rises to the upper floor accommodation. There is a fitted dado rail with Lincrusta-style panelling below, a decorative corbel arch, original cornice to the ceiling, and a fitted picture rail. The hallway has a central heating radiator with thermostatic valve. Original panelled doors open to:

#### **SITTING ROOM**

Having front-aspect sliding sash windows with fitted shutters and a window seat, from which there are superb views over the town, towards Riber Castle, High Tor, and Masson. The room has elegant period coving to the ceiling, fitted picture rail, and a fine feature fireplace with a Derbyshire Fossil marble surround and raised hearth with a recently-fitted log-burning stove. The room has a television aerial

point and central heating radiator.

#### **CONSERVATORY**

A half-glazed former front entrance door leads to the conservatory which enjoys a southerly aspect and is constructed with double-glazed panels set upon a dwarf wall and having an apex polycarbonate roof. A pair of French-style doors open onto the gardens. The conservatory has ceramic tiles to the floor.

#### **DRAWING ROOM**

Again with front-aspect original sliding sash windows and fitted shutters enjoying views over the garden and the town. The room has polished exposed pine floorboards, original cornice to the ceiling, and fitted picture rail. A fine original oak fire surround houses a newly-installed-log burning stove. The room has a central heating radiator with thermostatic valve.

#### **DINING ROOM**

Having a rear-aspect window with fitted shutters, light wood-effect laminate flooring, and a feature fireplace with a stone surround and rustic brick insert housing a living-flame gas stove. The room has a fitted picture rail and central heating radiator.

#### **UTILITY ROOM**

A partially-tiled room with a newly-fitted rear-aspect UPVC double-glazed window with obscured glass. There is a worksurface with inset stainless sink, beneath which there is space and connection for an automatic washing machine and further white goods. Within the room there is a dual-flush close-coupled WC and a central heating radiator.

From the hallway, a panelled door opens to a stone staircase, which descends to:

#### **CELLAR**

A good-sized dry cellar having a central heating radiator with thermostatic valve, power, and lighting. Ideal for a variety of uses, including games room, gym, hobby room, etc.

From the hallway, an original staircase with swept hardwood handrail rises via a half-landing to:

#### **FIRST FLOOR LANDING**

A large window on the turn of the stairs lends light to the staircase and landing. An access hatch opens to a boarded loft space with a retractable ladder and light. Original panelled doors open to:

#### **BEDROOM ONE**

With front-aspect original sliding sash window with fitted window seat enjoying superb views over the town and the open countryside of the Derwent Valley, taking in Riber Castle, High Tor, and Masson. The room has a good range of sliding-front wardrobes providing hanging space and storage shelving. There is a contemporary column radiator with thermostatic valve. A pair of louver doors open to:

## ENSUITE

With double-width shower cubicle with mixer shower having overhead and handheld shower sprays; wash hand basin with storage cupboard beneath and illuminated mirror over; and dual-flush close-coupled WC. The room has a chrome-finished ladder-style towel radiator and an extractor fan.

## BEDROOM TWO

Having similar views to bedroom one, and a central heating radiator with thermostatic valve.

## BEDROOM THREE

Again with original sliding sash windows and fitted window seat enjoying the far-reaching views afforded by the property. The room has a display niche with open shelving and a central heating radiator with thermostatic valve.

## BEDROOM FOUR

Having a newly-fitted UPVC double-glazed rear-aspect window, and central heating radiator with thermostatic valve.

From the landing, a panelled door opens to a useful deep airing cupboard with linen storage shelving.

## FAMILY BATHROOM

A split-level bathroom with recently-fitted rear-aspect UPVC double-glazed windows with obscured glass. The room has light wood-effect laminate flooring, a feature original bedroom fireplace and original storage cupboard. The suite comprises: bath with mixer shower over and spa jets; contemporary wash hand basin with mixer tap; and concealed-cistern dual-flush WC. There are contemporary towel radiators and downlight spotlights.

## OUTSIDE

The property is approached via a driveway providing ample off-road parking and giving access to the garage. To the front of the property is an enclosed area of garden, with a central lawn and gravel seating areas, taking advantage of the fine far-reaching view. There are borders stocked with flowering plants and ornamental shrubs, and a personnel door leads on to Chesterfield Road. Lying to the side of the property is a further area of garden with a flagged terrace with ornamental pond, and borders stocked with flowering plants and ornamental shrubs. There is a log store, a timber garden shed, and an aluminium greenhouse. The property has outside lighting on PIR sensors and there is an outside water supply.

## GARAGE

Having a sliding-panel up-and-over vehicular access door, power, lighting, an inspection pit, and a personnel door opening onto the garden to the side of the property

### 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.

## SERVICES AND GENERAL INFORMATION

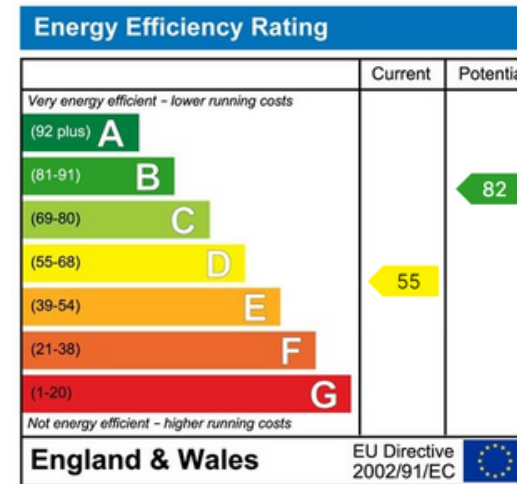
All mains services are connected to the property. The property is fitted with a radon pump.

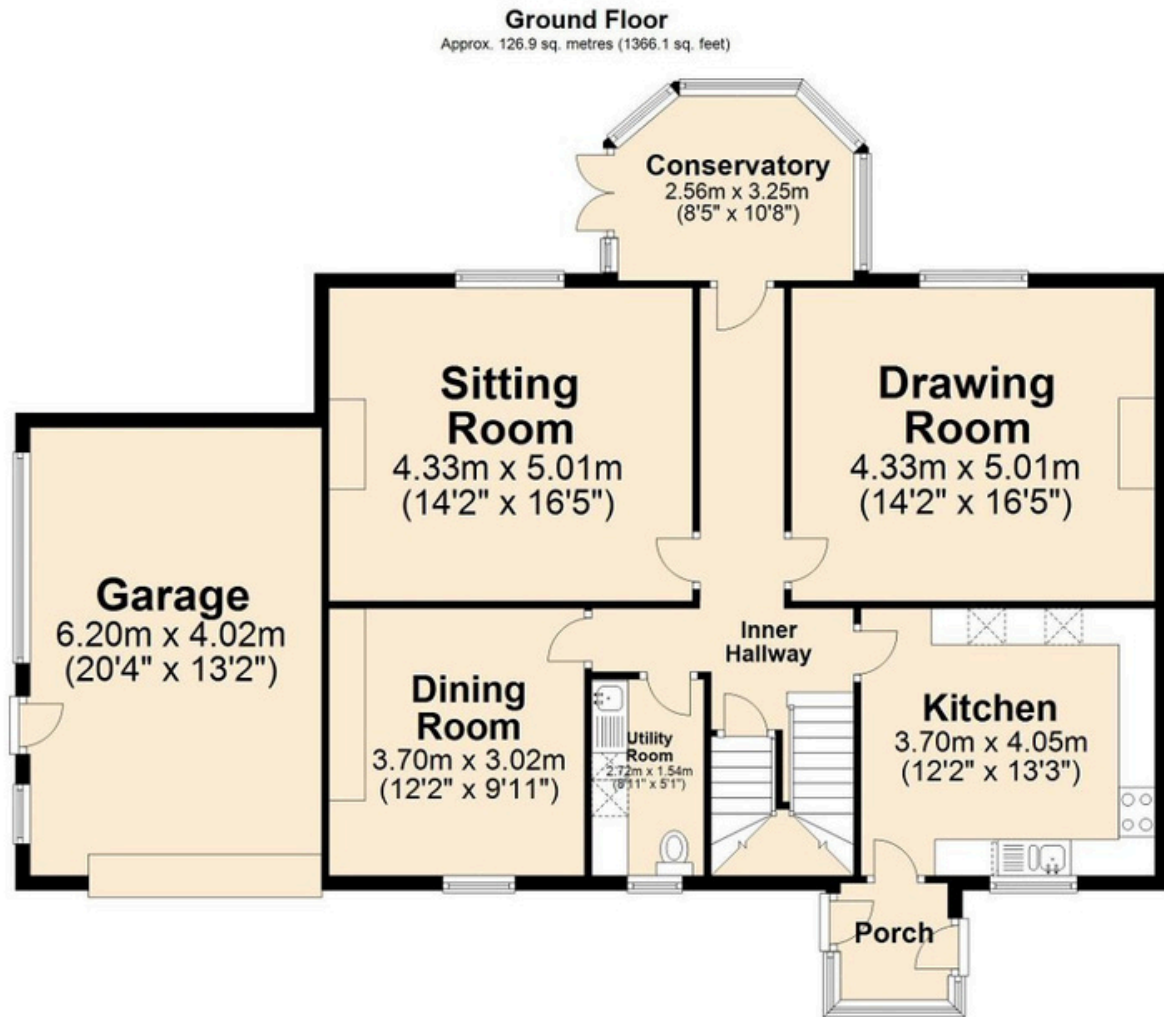
**TENURE** Freehold

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

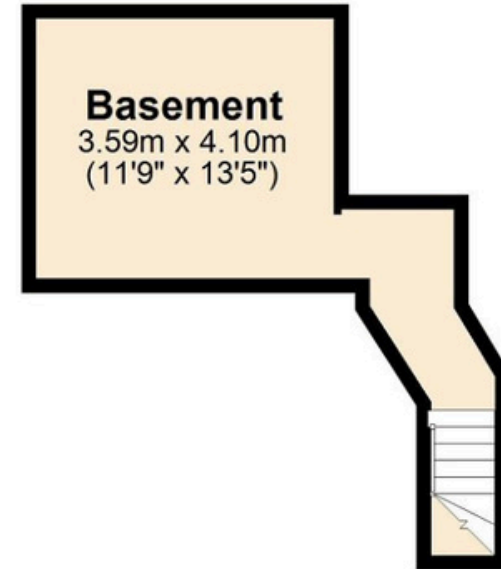
## DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the sharp right-hand bend, at the crossroad junction (by the Duke of Wellington Pub) turn right into Chesterfield Road where the property can be found on the left-hand side.

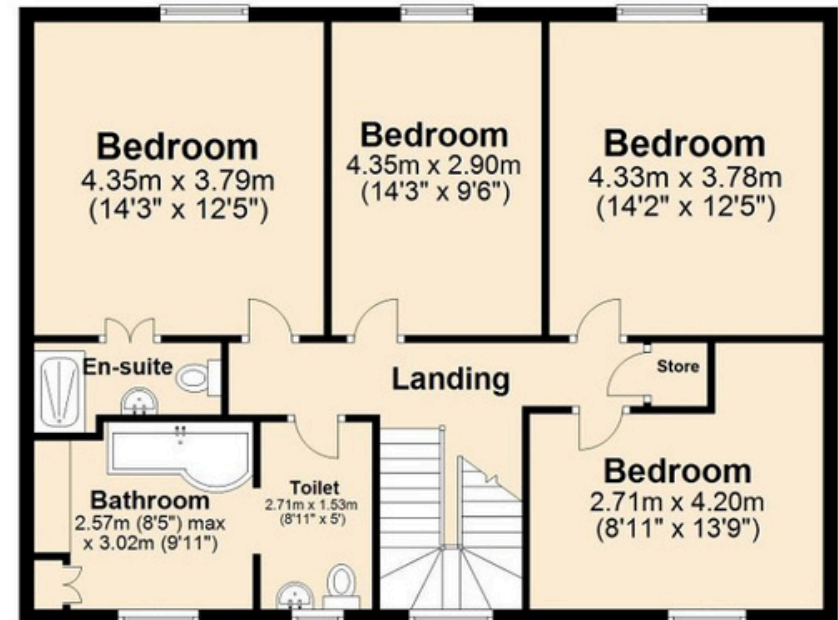




**Basement**  
Approx. 20.0 sq. metres (215.7 sq. feet)



**First Floor**  
Approx. 88.2 sq. metres (949.0 sq. feet)

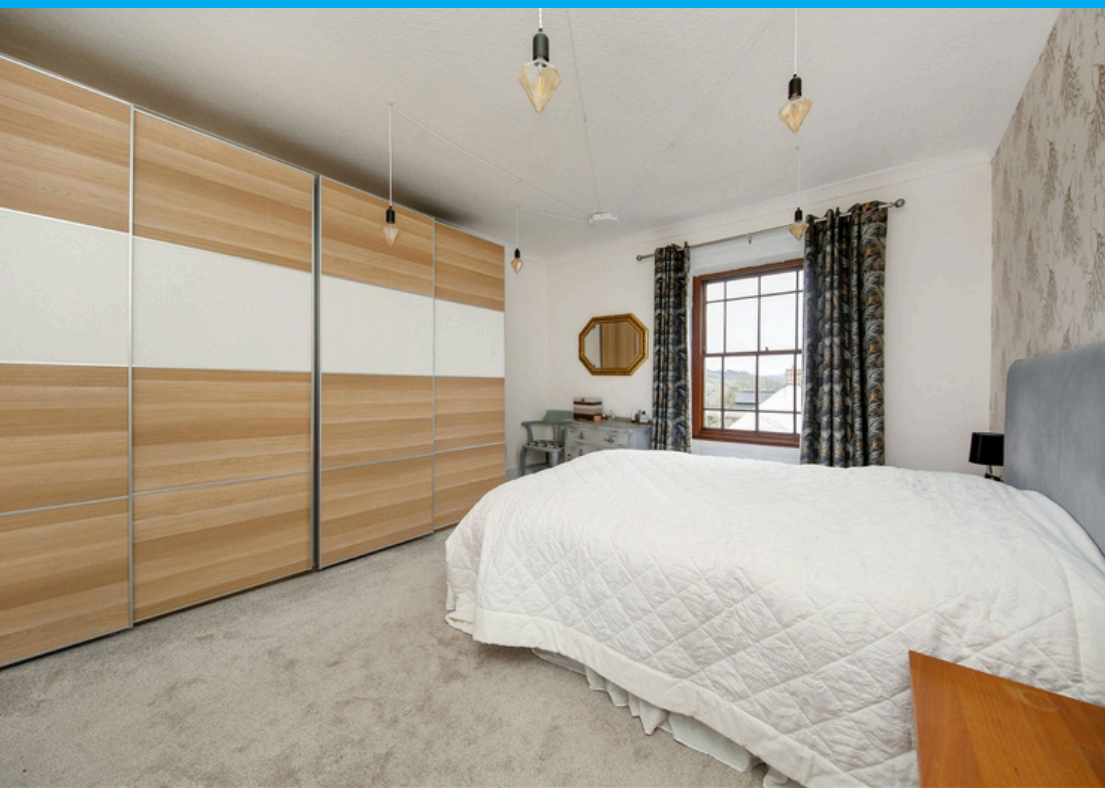


Total area: approx. 235.1 sq. metres (2530.8 sq. feet)

















[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)  
01629 760899