



**29 MEGDALE**  
**Matlock, DE4 3JW**  
**Offers in the region of £190,000**

Situated within easy reach of the town centre in a popular residential area, this semi-detached property offers: two bedrooms; family bathroom; living room with conservatory off; and fitted kitchen. There are gardens to front and rear, and an area of hard standing in the ownership of the property, ideal for creating a parking space or the construction of a garage, subject to planning consent.

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 glazed UPVC entrance door, which opens to:

### **RECEPTION HALLWAY**

Having a staircase rising to the first floor accommodation, a useful under-stairs storage space, central heating radiator, and a 15-pane glazed door with obscured glass opening to:

### **LIVING ROOM**

Having a borrowed light UPVC double-glazed and leaded window and UPVC leaded patio doors opening to the conservatory. The room has a feature fire surround and raised hearth ideal for an electric fire. There is a television aerial point, telephone point, and a door opening to a useful deep storage cupboard.



### **CONSERVATORY**

Being constructed in UPVC with double-glazed panels set upon a dwarf wall and having a pent polycarbonate roof and sliding patio doors opening onto the rear garden. There is a central heating radiator with thermostatic valve.

From the reception hallway, a door opening leads to:

### **KITCHEN**

With front-aspect UPVC double-glazed and leaded windows overlooking the garden. The kitchen is fitted with a good range of units with cupboards and drawers beneath a granite-effect worksurface with a tile splashback. There are wall-mounted storage cupboards and glass-front display cabinets. Set within the worksurface is a four-ring ceramic hob and inset sink and drainer with mixer tap. Fitted within the kitchen is an eye-level fan-assisted electric oven. Integral appliances include 12-place-setting dishwasher, washing machine, and fridge.



From the hallway, a staircase rises to:

### **FIRST FLOOR LANDING**

Having a front-aspect UPVC double-glazed and leaded window. There is a loft access hatch and a door opening to a useful deep storage cupboard housing the combination gas-fired boiler which provides hot water and central heating to the property. Doors open to:

### **BEDROOM ONE**

Having a UPVC double-glazed picture window overlooking the gardens and with views to the open countryside and wooded hills of the Derwent Valley. The room has polished exposed pine floorboards and a central heating radiator with thermostatic valve.





## **FAMILY BATHROOM**

A partially-tiled room with a rear-aspect window with obscured glass, and suite with: shower-bath with mixer shower and curved shower screen; wash hand basin with storage cupboard beneath; and dual-flush closed-coupled WC.

## **BEDROOM TWO**

Having a front-aspect UPVC double-glazed and leaded window with views over the town to the open countryside beyond. The room has a central heating radiator with thermostatic valve.

## **OUTSIDE**

To the front of the property is an enclosed garden with a flagged patio area and borders stocked with flowering plants.

To the rear of the property is a good-sized area of enclosed garden with a flagged terrace and rockery-style border with ornamental shrubs and flowering plants. From the rear garden, the gateway leads to a communal pathway, where steps rise to the road.

The front of the property is accessed from the street, via a stepped communal pathway, to the side of which is an area of hard standing in the ownership of the property, ideal for creating a parking space or the construction of a garage, subject to planning consent.



## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.


**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) B

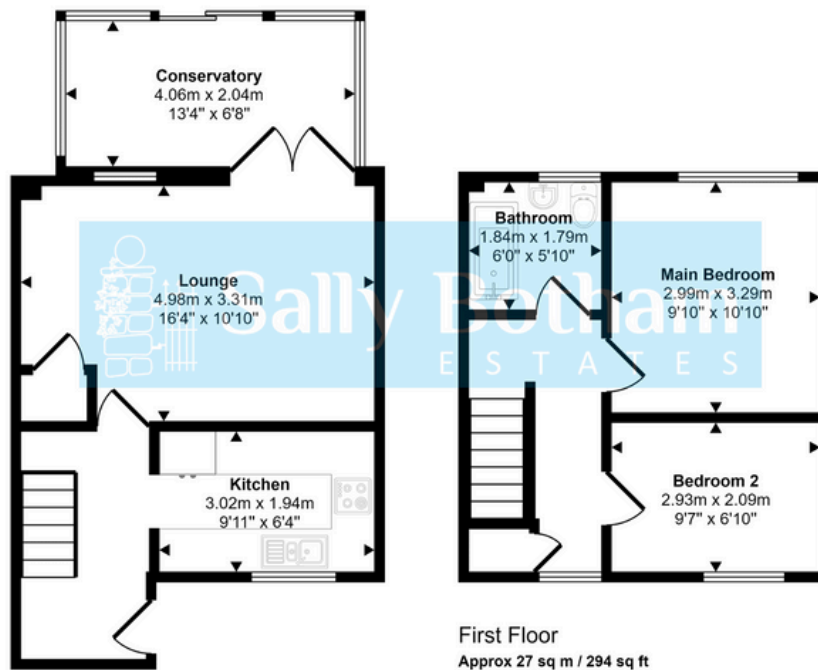
## DIRECTIONS

Leaving Matlock Crown Square along the A615, towards Darley Dale, take the first right turn into Dimple Road. Follow the road up the hill, taking the left turn into Megdale, where the property can be found on the left hand side.

## Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   | 88        |
| (69-80) <b>C</b>                                   | 72  |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

Approx Gross Internal Area  
66 sq m / 708 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.