



Sally Botham
ESTATES

HILL VIEW, 46 HACKNEY ROAD
Hackney, DE4 2PX
£475,000 - £500,000









A superbly presented, recently remodelled, traditional stone cottage with contemporary extension, taking advantage of the splendid views over the Derwent Valley. The accommodation offers: two / three bedrooms; family shower room; and delightfully spacious open-plan living-dining-kitchen. There is integral garaging and delightful low-maintenance gardens. Situated in a popular residential area within easy reach of the town amenities.

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 newly-fitted half-glazed entrance door, which opens to:

STUDY / BEDROOM ONE

Having front-aspect double-glazed sash style windows with louvered shutters. The room has travertine tiles to the floor with underfloor heating, a feature former fire opening, and downlight spotlights. A stud wall could be erected to create a bedroom if required. A door opening leads to:

GROUND FLOOR BEDROOM

Having travertine tiles with underfloor heating following through from the study. There are front-aspect double-glazed sliding sash windows with louvered shutters, downlight spotlights, and a pair of doors opening to a useful understairs storage cupboard. A rustic pine panel sliding door opens to:

SHOWER ROOM

Having a double-glazed entrance door with obscured glass opening onto the front of the property. The room is partially-tiled with a ceramic tile floor having underfloor heating, and has suite comprising: level-entry wet room shower with mixer shower with overhead and handheld shower sprays; low-level WC; and pedestal wash hand basin. The room is illuminated by downlight spotlights and there is a shaver point and an extractor fan. A pair of doors open to a spacious walk-in utility cupboard with hanging space, housing the Worcester combination gas-fired boiler, which provides hot water and central heating to the property. There is a space and connection for an automatic washing machine.

From the study, a quarter-turn staircase rises to:

FIRST FLOOR LANDING

Where a glazed entrance door opens onto the gardens to the rear of the property. The landing leads to:

LIVING-DINING-KITCHEN

An exceptionally light and spacious open-plan room, the sitting area having front-aspect sash style windows with louvered shutters, contemporary column central heating radiators, and a feature panelled wall with a facility for a wall-mounted TV. The area is illuminated by downlight spotlights. A broad opening leads to the dining and kitchen space, having front-aspect double-glazed picture windows with superb far-reaching views over the open countryside and wooded hills of the Derwent Valley. Bifold doors open onto the low-maintenance gardens and enjoy westerly views to the wooded hills in the distance. The room has wood-effect ceramic tiles to the floor with underfloor heating. There are a good range of kitchen units in a hand-paint-effect finish with cupboards and drawers set beneath a quartz worksurface with a matching upstand. Set within the worksurface are is a twin bowl undermounted porcelain sink with mixer tap. Fitted within the kitchen is a Rangemaster 90 range-style gas cooker with five-burner hob, double oven, and grill. The room is open to the apex of the roof, creating a light and airy living space.

From the landing, a panelled door opens to:

BEDROOM TWO

Having front-aspect sash style double-glazed windows with louvered shutters, loft access hatch, and contemporary column central heating radiator. A broad opening leads to a walk-in wardrobe with hanging rails, where there is plumbing beneath the floor for a shower, if required.

From the landing, a further panelled door opens to:

WC

With low-level WC, and contemporary wall-hung wash hand basin.

OUTSIDE

From the living space, bi-fold doors open to a good-sized area of low-maintenance garden with a tiled terrace, giving way to an artificial lawn with pebble borders interspersed with flowering plants. Within the garden, there is a substantial timber garden shed with power and lighting. To the rear of the property is a further timber storage shed, and broad stone steps rising to an upper terrace, part of which has a decked seating area with superb views over the roof of the house to the open countryside. To the side of the decked area is a terrace of vegetable beds with slate chipped walkways. The property has outside lighting, power, and water supplies.

GARAGE

There is an integral under-croft garage, having an electrically-operated up-and-over vehicular access door, power, and lighting.

SERVICES AND GENERAL INFORMATION


All mains services costs are connected to the property. There is a fibre broadband connection.

TENURE Freehold

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

DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Bakewell, take the first right turn into the Dimple, follow the road up the hill turning right at the T junction at the top along Smedley street, take the first left into Farley Hill and first left into Hackney Road where the property can be found on the right and side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

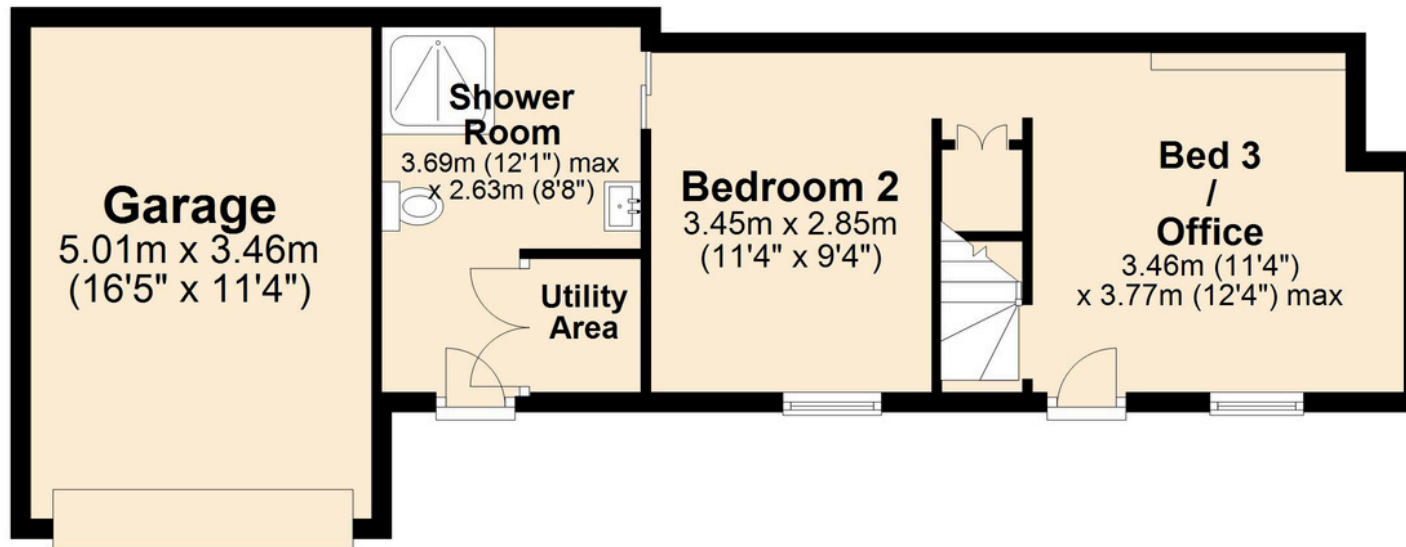


Disclaimer

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.

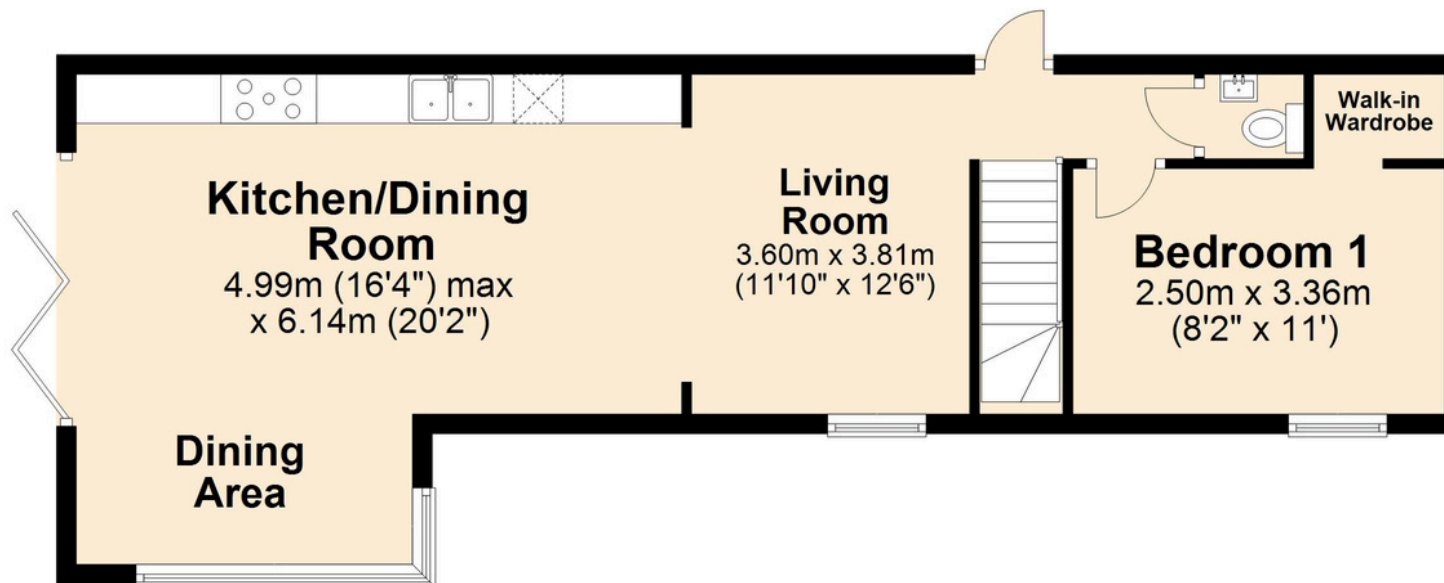
Ground Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.0 sq. feet)



Total area: approx. 106.3 sq. metres (1143.7 sq. feet)









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