



Sally Botham
ESTATES

63 CAVENDISH ROAD
Matlock, DE4 3HD
Offers in the region of £675,000









An exceptionally spacious family home occupying an elevated position, with a commanding view over the town and the open countryside of the Derwent Valley. This upside-down property offers: four bedrooms, with ensuite to main; family bathroom and separate shower room; spacious sitting room; dining room; and dining kitchen. To the rear of the property is a two-storey atrium with a gallery sitting area, taking advantage of the superb views over the town and beyond. There is a utility boot room, and the property has the benefit of a lift between floors and a spiral staircase. A driveway provides generous parking and there is a double garage. To the rear of the property are mature south facing terraced gardens.

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 composite half-glazed entrance door with sidelight panels, which is protected by an open porch, and opens to:

RECEPTION HALLWAY

Having light wood-effect flooring, downlight spotlights, and glazed sliding pocket doors opening to:

SITTING ROOM

A light and spacious room with a double-glazed picture window taking advantage of the superb far-reaching view. The room is illuminated by downlight spotlights, and there are central heating radiators, and a television aerial point with satellite facility. A glazed door opens to the gallery of the atrium.

From the hallway, a further pocket door opens to:

STUDY / BEDROOM FOUR

Having front-aspect double-glazed windows overlooking the driveway, and central heating radiator with thermostatic valve.

FAMILY BATHROOM

Being fully-tiled with a polished travertine tile floor. Having a front-aspect double-glazed window, and suite with: shower-bath with wet wall-style boarding and floor to ceiling marble tiles on the remaining walls and mixer

shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, extractor fan, and downlight spotlights.

From the hallway, a glazed door leads to:

DINING ROOM

With double-glazed sliding patio doors opening onto the atrium gallery and enjoying view through the atrium to the town and wooded hills beyond. The room has light wood-effect flooring, following through from the hallway, coving to the ceiling, and downlight spotlights. There is a central heating radiator with thermostatic valve, and a television aerial point.

DINING KITCHEN

With dual-aspect double-glazed windows, flooding the room with natural light and enjoying views over the town and beyond. The room has rustic wood-effect flooring and a good range of kitchen units in a hand-paint-effect finish with cupboards and drawers beneath a quartz worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting and corner carousel units. Set within the worksurface is an under-mounted twin bowl stainless sink with mixer tap. Integral appliances include two 12-place-setting dishwashers. Sited within the kitchen is a Rangemaster Classic 110 gas cooker, with a six-burner gas hob, double oven and grill, over which is an extractor canopy, which is vented to the outside. Within the kitchen there is a freestanding butcher's block unit with a drawer, and an American-style side-by-side fridge-freezer with an ice and cold water dispenser. To the dining area of the room is a dresser-style unit with glass-fronted display cabinets and open display shelves. The room is illuminated by downlight spotlights and there are central heating radiators with thermostatic valves, a point for a wall-mounted TV, and ample space for a family dining table.

From the landing, a personnel lift gives access to the utility room and the bedrooms.

UTILITY ROOM

Having quarry tiles to the floor, a side-aspect double-glazed window overlooking the driveway, and a glazed entrance door opening onto a terrace to the rear of the property. There are a range of storage cupboards and a worksurface with a stainless sink. There is a built-in broom cupboard and built-in boiler cupboard, housing the hot water cylinder, which is fitted with an immersion heater, and the gas-fired boiler, which provides hot water and central heating to the property. The room has a central heating radiator, and sited within the room is an under-counter freezer, washing machine, and tumble dryer, which are included.

From the dining room, double-glazed doors open to a gallery within the atrium, where a spiral staircase descends to the lower ground floor.

ATRIUM

Having floor-to-ceiling glazed panels with commanding views over the town and surrounding open countryside, taking in Riber Castle, High Tor, the Heights of Abraham, Masson, and Black Rocks in the distance. Double-height served by three radiators-one on the balcony, one at ground level and one full height. The spiral staircase descends to the lower level of the atrium, which has a tiled floor and sliding patio doors opening onto the terrace and gardens to the rear of the property. A further pair of glazed sliding doors with floor length glass panels, open to:

STUDY

Having a central heating radiator, downlight spotlights, and coving to the ceiling. This room could be used as a fifth bedroom if required.

From the study, a panelled door opens to:

BEDROOM TWO

With a rear-aspect double-glazed picture window overlooking the gardens and the town beyond. The room has a central heating radiator with thermostatic valve, downlight spotlights, and coving to the ceiling.

From the study, a glazed door with bevelled glass panels opens to:

INNER HALLWAY

Having a central heating radiator with thermostatic valve, half-glazed stable-style entrance door opening onto the terrace and gardens, and further doors opening to:

MAIN BEDROOM

A spacious double room with large hand built, custom made, oak fronted unit comprising hanging space, shelving and the central part designed to take a computer. There are drawers beneath and shelving above. There is a side-aspect double-glazed window, downlight spotlights, and coving to the ceiling.

EN SUITE

Having travertine tiles to the walls, front-aspect double-glazed window with obscured glass, and suite with: panelled bath with electric shower over and glass shower screen; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, downlight spotlights, an extractor fan, and a shaver point.

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.

From the inner hallway, the lift rises to the upper floor accommodation, and further doors open to:

BEDROOM THREE

With a rear-aspect double-glazed window overlooking the terrace and gardens. The room has a good range of floor to ceiling sliding-front wardrobes, providing hanging space and storage shelving. There are storage drawers, television aerial, and telephone point.

FAMILY SHOWER ROOM

With a side-aspect double-glazed window with obscured glass, and suite comprising: level-entry shower cubicle with wet-wall-style boarding, having monsoon rain head, handheld shower spray, and a mixer shower; semi-countertop wash hand basin with storage cupboards beneath; and concealed-cistern dual-flush WC. There is a mirror-fronted bathroom cabinet, downlight spotlights, extractor fan, and shaver point.

OUTSIDE

The property is approached via a driveway, providing off-road parking and giving access to the double garage. Ramped and stepped accesses leads to the open porch which protects the front door. A personnel gate opens to the side of the property, where there is a large rockery border and steps leading to the garden. Within the rockery border, there is an ornamental pond with water feature, and decked steps leading to the rear garden. The rear garden is set in terraces with a lawn to the upper terrace and raised beds, ideal for vegetables. There are fruit trees, soft fruit shrubs and vines. To the far side of the property is a flagged seating area taking advantage of the southerly aspect and the far-reaching views. Steps rise to three further seating areas, one of which is covered by a polycarbonate roof, from where a personnel door opens to the rear of the double garage and there is a further door to the utility room. The property has outside lighting, water, and power supplies.

GARAGE

A spacious double garage, with an electrically-operated up-and-over vehicular access door, power, and lighting.

SERVICES AND GENERAL INFORMATION

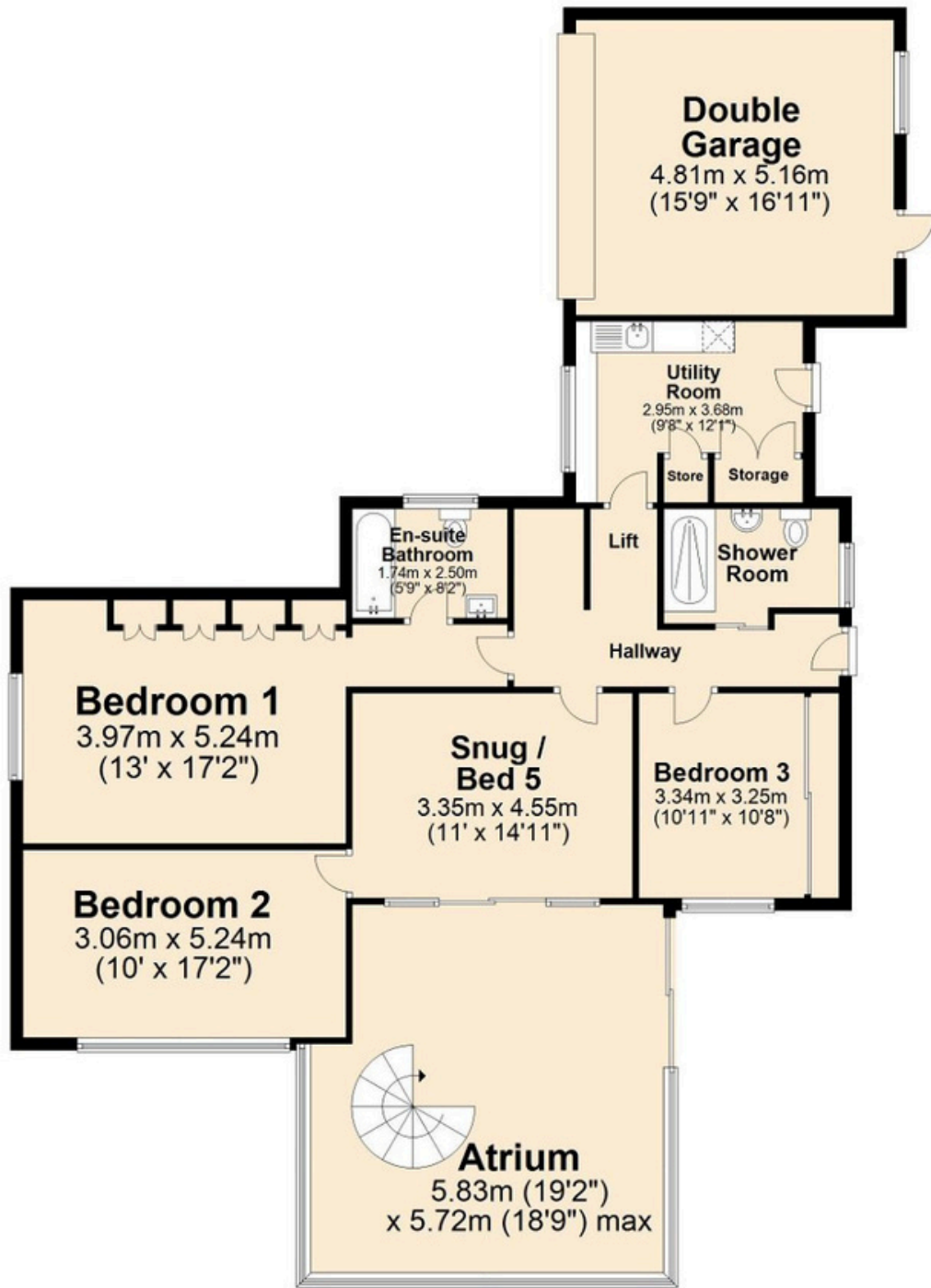
All mains services are connected to the property.

TENURE Freehold

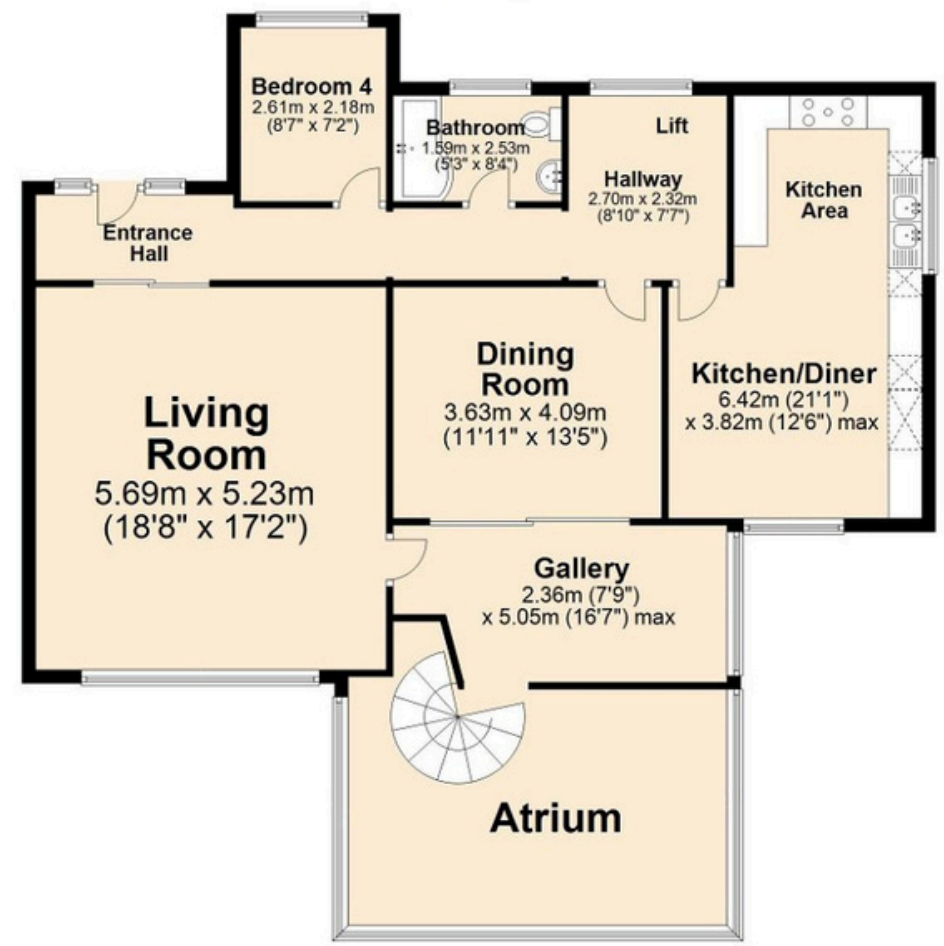
COUNCIL TAX BAND (Correct at the time of publication) 'G'

DIRECTIONS Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right-hand bend. Take the left turn into Cavendish Road where the property can be found on the left-hand side shortly after the turn into Bidstone Close.

Lower Ground Floor
 Approx. 156.8 sq. metres (1687.8 sq. feet)



First Floor
 Approx. 127.6 sq. metres (1373.9 sq. feet)



Total area: approx. 284.4 sq. metres (3061.8 sq. feet)









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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