



Sally Botham
ESTATES

DANDAS
High Tor Road, Starkholmes, DE4 3DG
£540,000









A superbly presented, delightfully light and spacious family home, set in a quiet location on the outskirts of the town with superb far-reaching views. Having accommodation offering: four double bedrooms, with en suite to main; family bathroom; spacious living room with patio doors opening onto a terrace and gardens, which take advantage of the delightful view; fitted kitchen; ground floor WC; and utility room. There are gardens to front and rear, ample off-road parking, and a detached double garage. The property is conveniently situated for Matlock, Cromford, and Wirksworth, within easy reach of the M1 motorway and within commuting distance of Nottingham, Derby, and Sheffield.

Entering the property via a hardwood half-glazed entrance door with sidelight window, which opens to:

RECEPTION HALLWAY

A T-shaped hallway, having a staircase rising to the upper floor accommodation with a useful understairs storage space. The hallway has a central heating radiator with thermostatic valve, and panelled doors opening to:

LIVING ROOM

A delightfully light and spacious L-shaped room with dual-aspect UPVC woodgrain-effect double-glazed windows, and sliding patio doors opening onto a terrace and garden. The rear windows enjoy superb far-reaching views over the open countryside towards Black Rocks. The room has a feature fireplace in natural stone, with a tiled insert and raised hearth housing a living-flame gas fire. The fireplace has side plinths and display niches. The room has central heating radiators with thermostatic valves, television aerial point with satellite facility, and a panelled door leading to:

KITCHEN

Having rear-aspect double-glazed windows overlooking the gardens and the open countryside beyond. The kitchen is fitted with a range of units in a wood-effect finish, with cupboards and drawers set beneath a granite-effect worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, and a four-ring Neff induction hob with an extractor canopy over. Beneath the hob is a fan-assisted electric double oven and grill. Beneath the worksurface, there is space and connection for a dishwasher and there is space for a fridge-freezer.

A panelled door leads back to the reception hallway where further doors open to:

GROUND FLOOR WC

With a side-aspect window with obscured glass. The room is half-tiled and has a suite with: dual-flush close-coupled WC and corner-mounted wash hand basin. There is a central heating radiator.

UTILITY ROOM

With front-aspect double-glazed window. There is a worksurface with inset stainless sink, beneath which there is space and connection for an automatic washing machine. Sited within the room is the Worcester combination gas-fired boiler which provides hot water and central heating to the property. There is a wall-mounted storage cupboard and central heating radiator.

From the reception hallway, a staircase rises via a half-landing, with front-aspect UPVC double-glazed window, to:

FIRST FLOOR LANDING

Having a loft access hatch, central heating radiator, and panelled doors opening to:

BEDROOM ONE

With rear-aspect woodgrain-effect double-glazed windows overlooking the gardens and taking advantage of the far-reaching views. The room has a good range of built-in wardrobes providing hanging space and storage shelving, storage drawers, and matching bedside cabinets. There is a central heating radiator with thermostatic valve, and a panelled door opening to:

EN SUITE SHOWER ROOM

Being partially-tiled and having a side-aspect window with obscured glass, and suite with: shower cubicle with mixer shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve.

From the landing, further doors open to:

BEDROOM TWO

With rear-aspect double-glazed windows having similar views to bedroom one. There is a central heating radiator.

BEDROOM THREE

Having double-glazed windows overlooking the gardens to the front of the property. There is a central heating radiator with thermostatic valve and a sliding-front storage cupboard with fitted shelving.

BEDROOM FOUR

Having rear-aspect double-glazed windows with similar views to bedrooms one and two. The room has a central heating radiator with thermostatic valve. This room would make an ideal study / work-from-home space, if not required as a bedroom.

From the landing, a door opens to a useful linen cupboard with slatted storage shelving. A further door leads to:

FAMILY BATHROOM

Being partially-tiled and having a front-aspect window with obscured glass, and suite with: double-width shower cubicle with mixer shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve.

OUTSIDE

Lying to the front of the property is a good-sized area of garden, mainly laid to lawn, and interspersed with mature shrubs and trees. There is a rockery border, and a stepped pathway, leading from the driveway to the entrance door.

There is a large gravelled parking area giving access to the garage.

GARAGE

With one electrically-operated and one manual up-and-over vehicular access door. The garage has power and lighting.

To the side of the property is a further off-road parking space, and gates leading to the rear garden. Immediately to the rear of the property is a raised flagged terrace, taking advantage of the southerly-aspect and enjoying the delightful views.

To the end of the terrace is an aluminium greenhouse with staging and a grapevine. From the terrace, steps descend to an area of garden mainly laid to lawn, interspersed with mature ornamental trees and shrubs.

The property has outside lighting and PIR sensors and an outside water supply.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

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

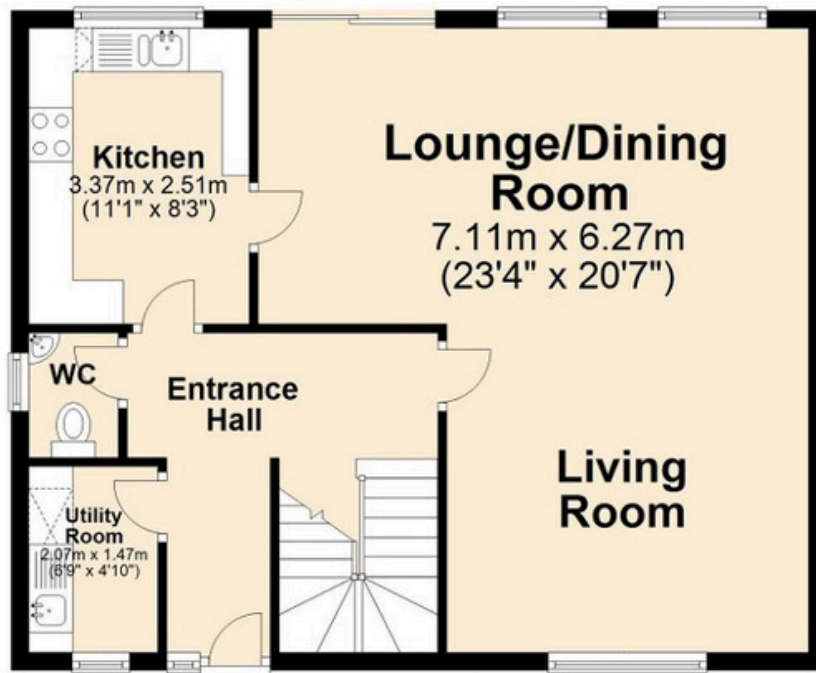
Disclaimer

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.



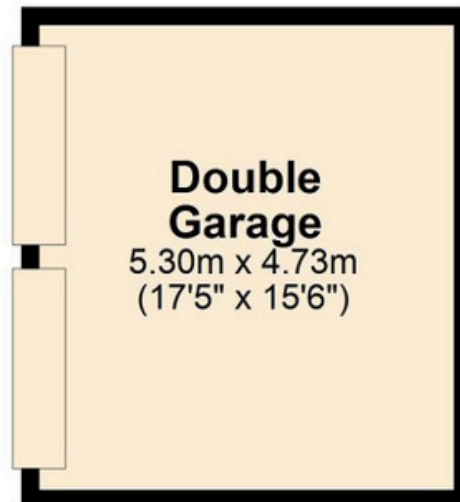
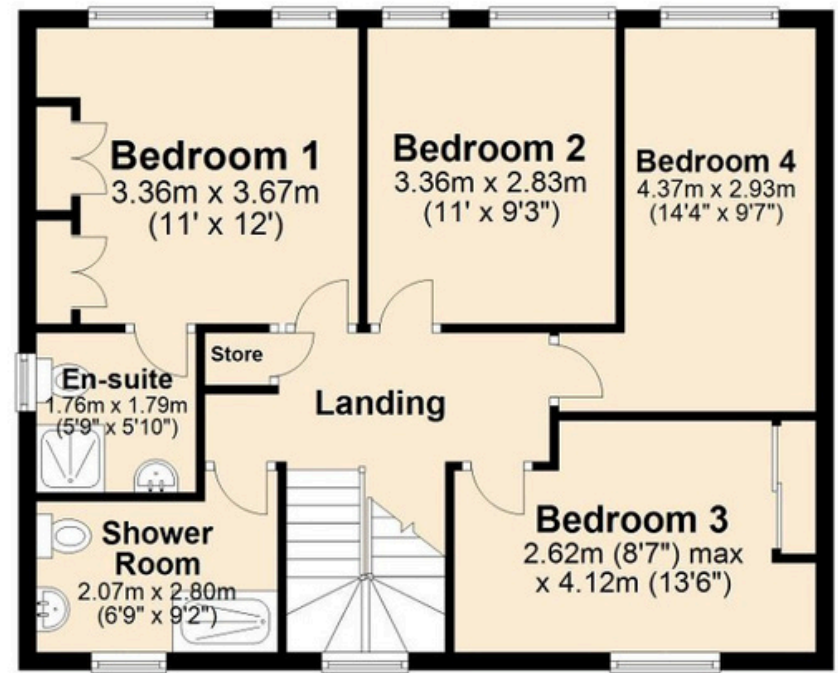
Ground Floor

Approx. 88.1 sq. metres (948.6 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



Total area: approx. 151.0 sq. metres (1625.7 sq. feet)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

enquiries@sallybotham.co.uk
01629 760899