



**Sally Botham**  
ESTATES



**2 LINDEN GROVE**  
**Matlock, DE4 3EN**  
**£220,000**

Situated close to local amenities, in a slightly elevated position with a delightful view of Riber Castle and the town, this semi-detached family home offers: three bedrooms; family bathroom; through dining-lounge with a conservatory off; fitted kitchen; utility/garden room; and ground-floor WC. Standing in a spacious corner plot with off-road parking, and having the benefit of a timber-constructed studio, ideal as a work-from-home space, leisure suite, etc. the property would benefit from some upgrading.

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.

01629 760899  
[sallybotham.co.uk](http://sallybotham.co.uk)





Entering the property via a UPVC entrance door with double-glazed and obscured glass panels, which opens to:

### **RECEPTION HALLWAY**

Having a staircase rising to the upper floor accommodation, coat hanging space, and central heating radiator. Sited within the hallway is the gas-fired boiler which provides hot water and central heating to the property. A panelled door opens to:

### **DINING LOUNGE**

The sitting area having a front-aspect UPVC double-glazed bay window with fine far-reaching views over the town towards the church and Riber Castle. The room has a central heating radiator, television aerial point with satellite facility, and a broad opening leading to the dining area, where there are sliding patio doors opening to the conservatory. The room has a feature fireplace with a raised hearth housing a gas fire, and having side plinths, and illuminated display niche with fitted shelving. The room has a central heating radiator, and a panelled door opening to the kitchen.

### **CONSERVATORY**

Having UPVC double-glazed windows set up on a half-wall, with a pair of patio doors opening onto the gardens. The conservatory is in need of some maintenance work.

### **KITCHEN**

With a rear-aspect double-glazed window overlooking the garden. The room has a range of units in a pine finish with cupboards and drawers beneath a worksurface with a tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a stainless sink with a mixer tap, and fitted within the kitchen is a freestanding gas cooker. Beneath the worksurface, there is space and connection for an automatic washing machine. The room has a central heating radiator, and a door opening to a useful understairs pantry with fitted shelving. A further door opens back to the reception hallway.



Leading from the kitchen, a door opens to:

### **UTILITY/GARDEN ROOM**

A spacious room having UPVC double-glazed windows to two aspects, taking advantage of the delightful far-reaching views. The room has a central heating radiator, and a panelled door opening to:

### **REAR PORCH**

Having a UPVC entrance door with side-light window opening onto the rear of the property. A further batten door opens to:

### **GROUND FLOOR WC**

With a rear-aspect UPVC double-glazed window with obscured glass, central heating radiator, and low-level WC.

From the reception hallway, a staircase with turned spindles rises to:





**FIRST FLOOR LANDING**

With a side-aspect UPVC double-glazed window, loft access hatch opening to a partially-boarded loft space, and doors opening to:

**BEDROOM ONE**

A spacious double bedroom with front-aspect double-glazed window, enjoying views towards High Tor and Riber Castle. The room has a good range of sliding-front wardrobes, providing hanging space and fitted shelving. There is a central heating radiator and television aerial point.

**BEDROOM TWO**

Having rear-aspect double-glazed windows overlooking the gardens and the studio. The room has a central heating radiator and television aerial point.

**BEDROOM THREE**

Again with a rear-aspect double-glazed window, fitted storage shelving, and central heating radiator.

**FAMILY BATHROOM**

A fully-tiled room with a front-aspect window with obscured glass, and suite with: panelled bath with Aquatronic electric shower over; pedestal wash hand basin; and close-coupled WC. The room has a shaver light and central heating radiator. An airing cupboard houses the hot water cylinder and has slatted linen storage shelving.

**OUTSIDE**

To the front and side of the property is a good-sized area of garden, mainly laid to lawn, interspersed with mature ornamental shrubs and conifer trees. The garden is enclosed by a privet hedge. From Linden Grove, a pathway gives access to the entrance door. From the pathway, steps rise to a rear area of garden, with a flagged seating area and lawn. To the top of the garden is an off-road parking space, and a **TIMBER-CONSTRUCTED STUDIO (2.83m x 2.35m and 2.78m x 2.97m)**, having light wood-effect laminate flooring, double-glazed patio doors, and floor-length double-glazed windows overlooking the gardens. The building has power, lighting, extractor fan, and sink with cold water supply. To the front of the studio is a decked veranda.



SERVICES AND GENERAL INFORMATION




All mains services are connected to the property.

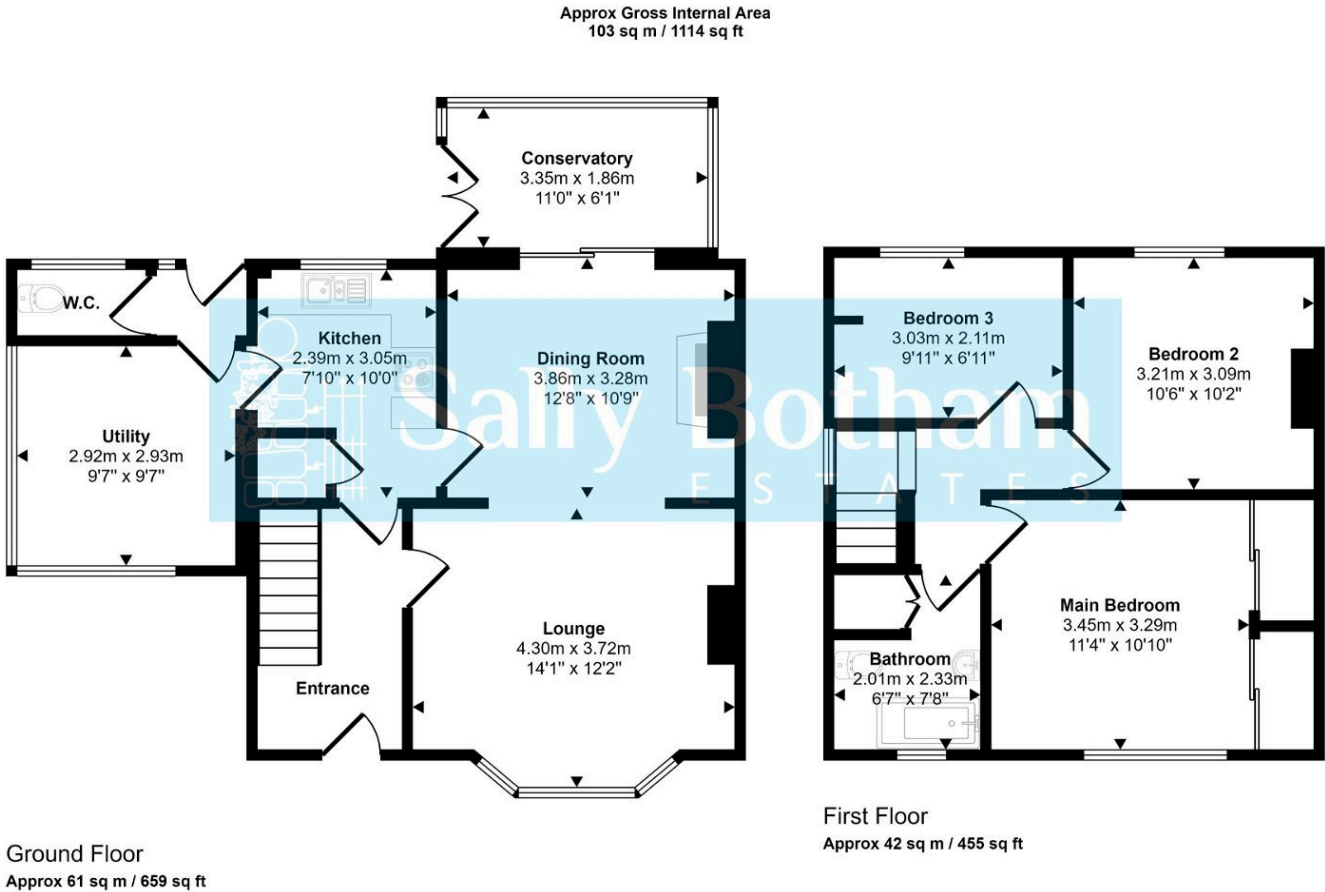
TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) ‘B’

DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Alfreton, upon reaching Matlock Green turn left along the A632 signposted Chesterfield, take the third right turn (by the one stop shop) into Hurst Rise then first left into Linden Grove where the property can be found on the right hand side.

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



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.