

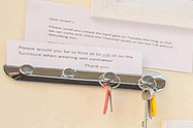


**Sally Botham**  
ESTATES

**72 & 72A BANK ROAD**  
Matlock, DE4 3GL  
£400,000









**A delightfully spacious and immaculately presented stone built family home, together with shop/sales space (currently rented out). Ideally located close to the town centre, with superbly appointed accommodation set over four floors, offering: four double bedrooms; main en-suite; family bathroom; delightfully spacious open-plan living-dining-kitchen; and utility cellar. The property enjoys a private courtyard garden with a hot tub and off road parking for two vehicles. The property is currently successful holiday let and the furniture, bedding, pots and crockery etc are available by negotiation.**

**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 panelled entrance door, which opens to:

#### **ENTRANCE LOBBY**

Having staircase rising to the upper floor accommodation, and a panelled door leading to:

#### **OPEN-PLAN LIVING-DINING-KITCHEN**

With rear-aspect double-glazed windows and patio doors opening onto the enclosed rear courtyard garden. There are further Velux windows, flooding the living space with natural light.

The kitchen area of the room 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 with under-cabinet lighting. The worksurface returns to form a peninsular room divide and breakfast bar with an oversailing top. Set within the worksurface is a stainless sink with mixer tap and a four-ring gas hob, over which is an extractor canopy that is vented to the outside. Beneath the hob is a fan-assisted electric oven. Integral appliances include a 12-place-setting dishwasher, and a fridge. The kitchen area of the room has ceramic tiles to the floor, and is illuminated by spotlights.

The sitting area of the room has wood-effect vinyl flooring, downlight spotlights, and a wall-mounted flame-effect electric fire with a choice of colours. There is a television aerial point and the room has a central heating radiator with thermostatic valve.

A panelled door opens to a staircase which descends to the lower-ground floor accommodation. To the head of the stairs, there is a coat hanging space and the Ideal gas-fired boiler, which provides hot water and central heating to the property. Steps descend to:

#### **UTILITY CELLAR**

To the bottom of the stairs there is an original cold shelf, and the room has space and connection for an automatic washing machine, and space for further white goods.

From the entrance lobby, a staircase rises to:

#### **FIRST FLOOR LANDING**

Having a gallery rail with turned spindles and newels, central heating radiator, and panelled doors opening to:

#### **BEDROOM ONE**

A delightfully light and spacious double room with front-aspect double-glazed windows, including an oriel bay window, taking advantage of the superb views over the town to the open countryside beyond. The room has a central heating radiator, television aerial point, and a panelled door opening to:

#### **EN SUITE**

A fully-tiled room with ceramic tile floor having suite with: quadrant shower cubicle with mixer shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve and an extractor fan.

#### **BEDROOM TWO**

With a rear-aspect UPVC double-glazed window overlooking the garden, and with views towards Riber Castle. The room has a central heating radiator with thermostatic valve.

#### **FAMILY BATHROOM**

A spacious family bathroom with a rear-aspect window with obscured glass. Being fully tiled with a ceramic tile floor, and having a suite with: P-shaped shower-bath with mixer shower and curved glass shower screen; contemporary wash hand basin with fitted mirror over, having storage cupboards and drawers beneath; and dual-flush close-coupled WC. The room is illuminated by downlight spotlights and has an extractor fan and ladder-style towel radiator.

From the landing, a quarter-turn staircase with a useful understairs storage cupboard rises to

## SECOND FLOOR LANDING

With a rear-aspect Velux window, loft access hatch, and panelled doors opening to:

## BEDROOM THREE

A spacious double room with front-aspect UPVC double-glazed dormer window with delightful views over the town to the wooded hills and open countryside of the Derwent Valley. The room has a central heating radiator with thermostatic valve.

## BEDROOM FOUR

Having a rear-aspect UPVC double-glazed picture window with superb views over the town, taking in Riber Castle, High Tor, and Black Rocks in the distance. The room has a central heating radiator with thermostatic valve and downlight spotlights. Bedrooms three and four are currently equipped with zip and link beds that can be either twin or double.

## OUTSIDE

To the rear of the property is a delightful, enclosed, exceptionally private courtyard garden, with flagged seating areas, gazebo with six-person hot tub, and an area of Astroturf. The property has outside lighting and an outside water supply.

## SHOP

Facing onto Bank Road is a good-sized self contained lock-up shop with its own services, currently rented to a hairdressing business. The shop has a separate lock-up toilet facility, towards the rear of the property accessed via the communal gennel.

## SERVICES AND GENERAL INFORMATION

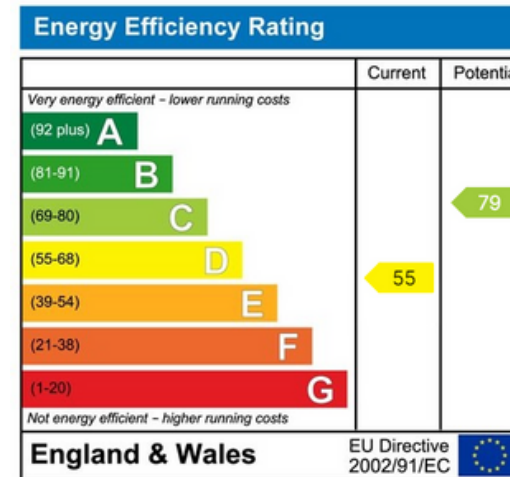
All mains services are connected to the property.

**TENURE** Freehold

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

## DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill where the property can be found on the right hand side.

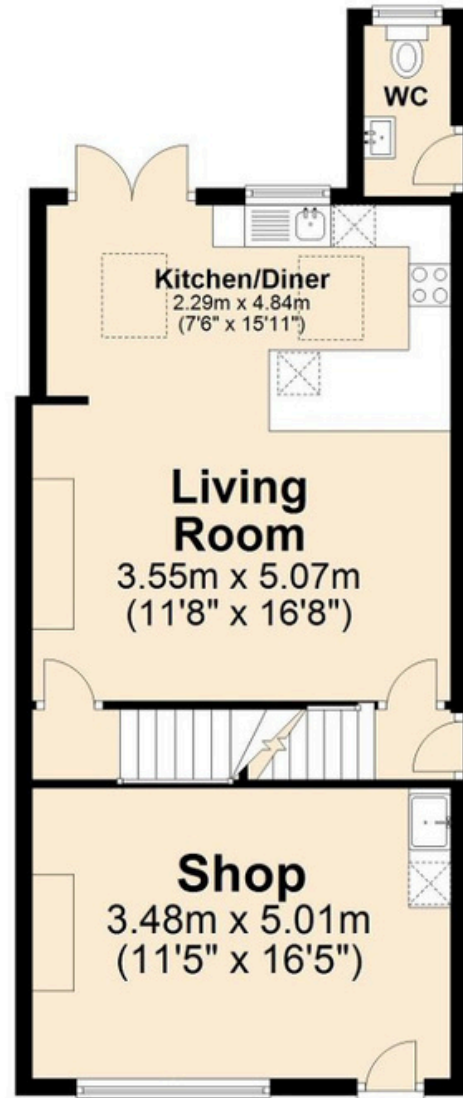


## Disclaimer

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.

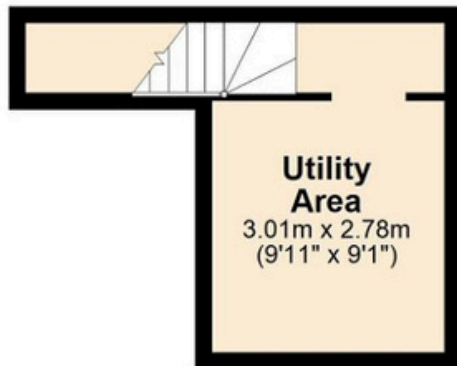
### Ground Floor

Approx. 54.4 sq. metres (586.1 sq. feet)



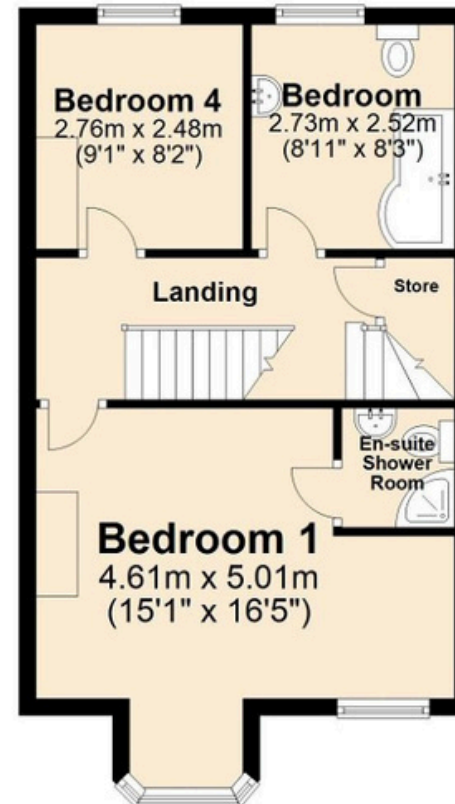
### Basement

Approx. 12.8 sq. metres (137.8 sq. feet)



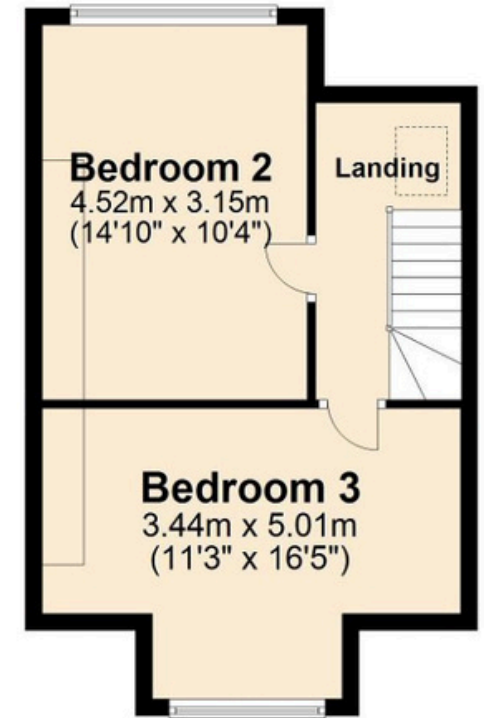
### First Floor

Approx. 42.9 sq. metres (461.2 sq. feet)



### Second Floor

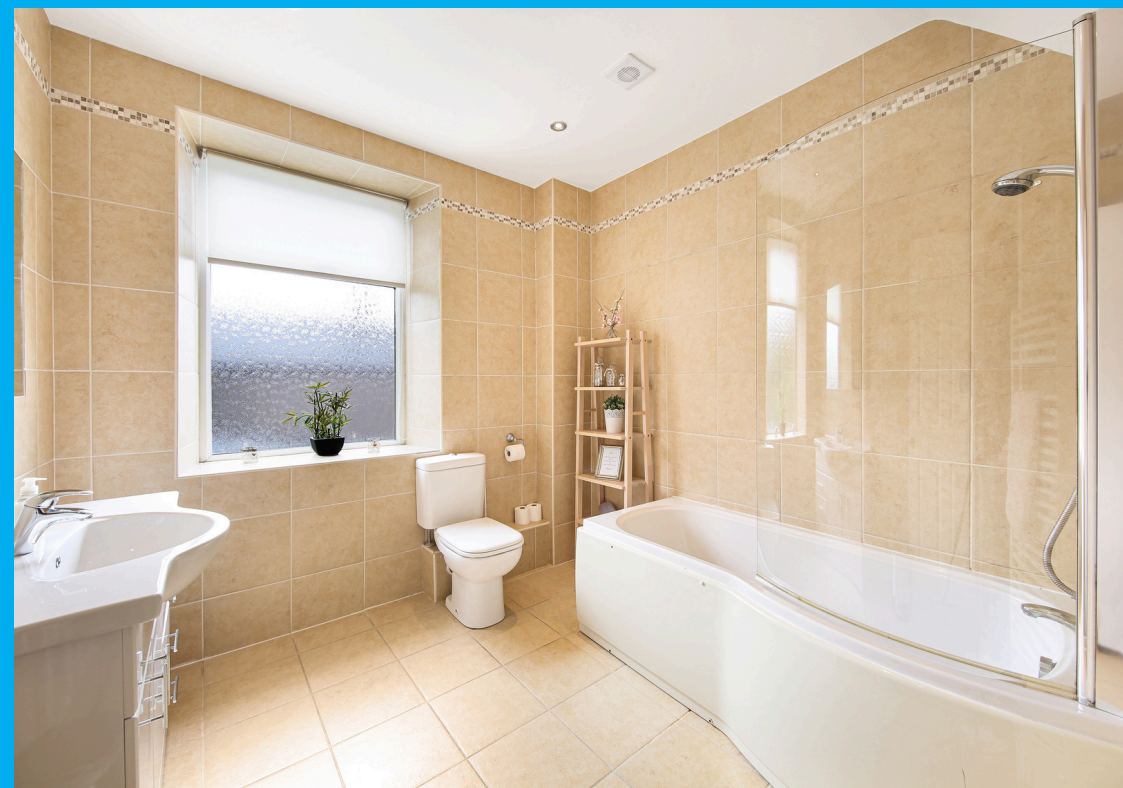
Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 146.0 sq. metres (1571.7 sq. feet)











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