



Sally Botham
ESTATES



236 BAKEWELL ROAD
Matlock, DE4 3BA
£160,000

Ideally situated within easy reach of the town centre, this mid-row family home offers: three bedrooms, family bathroom, sitting room, and dining-kitchen. There are gardens to the front and rear. The accommodation would benefit from some upgrading and enjoys a slightly elevated position with views over the open countryside of the Derwent Valley.

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



Entering the property via a UPVC half-glazed entrance door, which opens to:

RECEPTION HALLWAY

Having a staircase rising to the upper floor accommodation, original black and white tiles to the floor, central heating radiator with thermostatic valve, and a bifold door opening to:

UNDERSTAIRS WC

With saniflow close-coupled WC and wash hand basin.

From the hallway, original panelled doors open to:



SITTING ROOM

With front-aspect UPVC double-glazed windows enjoying views over the garden and the open countryside towards Oker Hill. The room has light wood-effect laminate flooring, a central heating radiator with thermostatic valve, and there is a feature fireplace with a polished timber surround and cast iron insert, housing a living flame gas fire, currently capped off.

DINING KITCHEN

A spacious dining kitchen with rear-aspect double-glazed window overlooking the enclosed garden. A half-glazed entrance door opens onto the rear of the property. The room has ceramic tiles to the floor and a range of kitchen units in a shaker-style finish with cupboards and drawers beneath a timber-effect worksurface with a tiled upstand. There are wall-mounted storage cupboards with under-cabinet lighting, and open-display shelves. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap and a four-burner gas hob, over which is an extractor canopy. Within the kitchen, there is an eye-level double oven and grill. Beneath the worksurface, there is space and connection for an automatic washing machine, dishwasher, etc. There is ample space within the room for a dining table and fridge-freezer.



From the hallway, a staircase with open spindles rises to:

FIRST FLOOR LANDING

Having a loft-access hatch, linen cupboard, and original panelled doors opening to:

BEDROOM ONE

With front-aspect UPVC double-glazed windows enjoying the pleasant views afforded by the property. The room has a central heating radiator with thermostatic valve.



BEDROOM TWO

Having a rear-aspect double-glazed window overlooking the garden. The room has light wood-effect laminate flooring and a central heating radiator with thermostatic valve.

FAMILY BATHROOM

With a double-glazed window with obscured glass, and suite with: panelled bath; pedestal wash hand basin; dual-flush close-coupled WC; and tiled shower cubicle with Triton electric shower. There is a ladder-style towel radiator.

BEDROOM THREE

Having front-aspect windows with similar views to bedroom one. The room has a central heating radiator with thermostatic valve, and a panelled door opening to an over-stairs storage cupboard, housing the Ideal combination gas-fired boiler, which provides hot water and central heating to the property.

OUTSIDE

To the front of the property is an area of garden, laid to lawn with borders stocked with ornamental shrubs. A shared pathway leads to a service gennel, shared with the neighbouring property, to the end of which, a wooden gate opens to an enclosed garden, with a central lawn and borders stocked with flowering plants and ornamental shrubs. From the rear of the property, a batten door with thumb-latch opens to a useful storage cupboard.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

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

DIRECTIONS

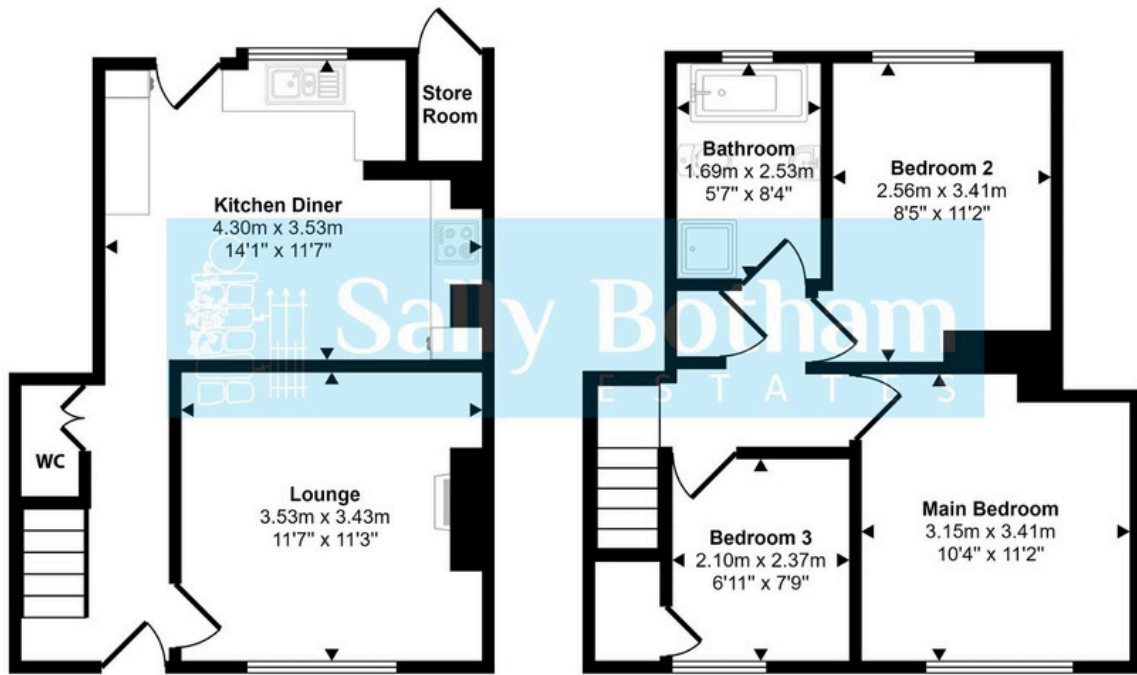
Leaving Matlock along the A6 towards Bakewell, after passing the Premier Inn the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx Gross Internal Area
71 sq m / 764 sq ft



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.