



24 HIGHFIELD DRIVE
Matlock, DE4 3FZ
£300,000

A well-presented semi-detached bungalow property, ideally located on a quiet cul-de-sac in a popular residential area on the outskirts of the town. The accommodation offers: two double bedrooms; family bathroom; living room with conservatory off; and dining kitchen. There is an integral garage and gardens to front and rear.

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 UPVC entrance door with sidelight window, which opens to:

PORCH

Having tile floor and a glazed hardwood door opening to:

HALLWAY

With central heating radiator, loft access hatch, and airing cupboard with slatted linen storage shelving, housing the hot water cylinder which is fitted with an immersion heater. From the hallway, panelled doors open to:



LIVING ROOM

A spacious room with coving to the ceiling, and flame-effect electric fire with fire surround with display niches. The room has wall and centre light points, television aerial point, central heating radiator, and an additional central heating radiator with thermostatic valve. A pair of sliding patio doors open to:

CONSERVATORY

Being constructed in UPVC with double-glazed panels set upon a dwarf wall, and having an apexed polycarbonate roof. A glazed door opens onto the gardens and terrace to the rear of the property.



DINING KITCHEN

Having a rear-aspect UPVC double-glazed window with overlooking the gardens and with views towards Riber Castle. The kitchen is fitted with a good range of units in a white high-gloss finish, with cupboards and drawers beneath a roll-edge worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting, glass-fronted display cabinets, and open display shelves. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, and a New World four-burner gas hob, over which is a cooker hood. There is an eye-level Stoves electric oven and combination microwave. The room has an integral fridge, a central heating radiator with thermostatic valve, and space for a dining table. A panelled door opens to:



INTEGRAL GARAGE

Having a half-glazed entrance door opening onto the gardens to the rear of the property and traditionally hung vehicular access doors to the drive. There is connection for a washing machine.

From the hallway, further doors open to:

BEDROOM ONE

Having a front-aspect UPVC double-glazed bow window overlooking the garden and drive. The room has a range of built-in wardrobes with sliding-mirror fronts providing hanging space and storage shelving. There are over-bed storage cupboards, open-display shelves, and bedside cabinets. The room has a central heating radiator with thermostatic valve.

BEDROOM TWO

Having dual-aspect windows and central heating radiator.

FAMILY BATHROOM

With a side-aspect double-glazed window with obscured glass, and suite with: panelled bath, having mixer shower over; pedestal wash hand basin; and close-coupled WC. There is a central heating radiator.

OUTSIDE

To the front of the property is an area of garden laid to lawn, with a driveway providing off-road parking and giving access to the garage. To the rear of the property is an enclosed garden with a flagged seating area, beyond which is an a lawn. To the bottom of the garden is a timber garden shed. The garden enjoys a southerly aspect.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.


TENURE Freehold

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

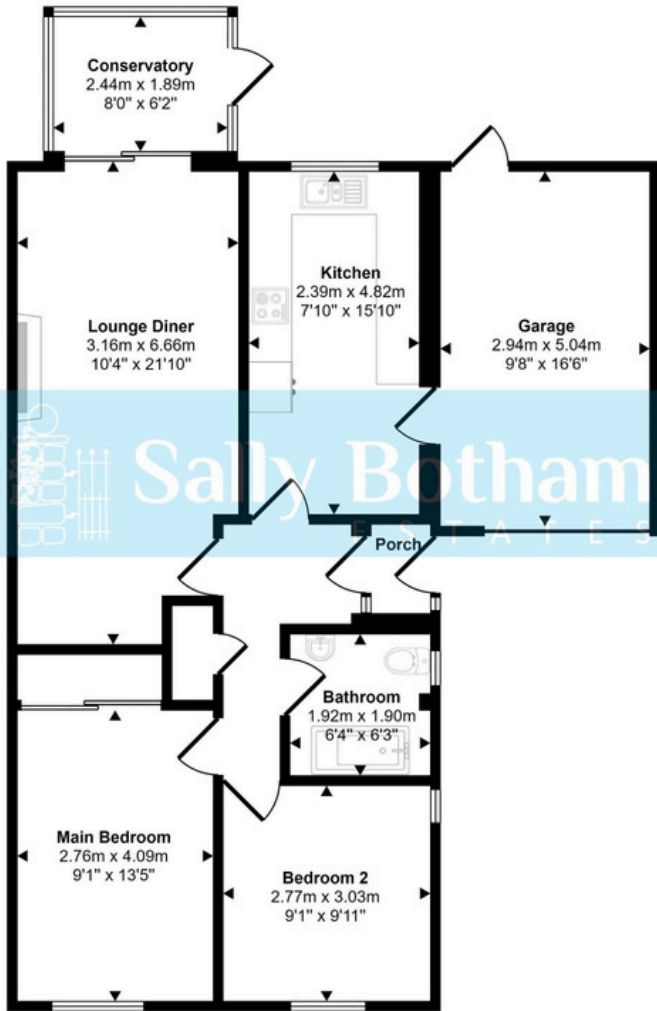
DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right hand bend, at the junction by the Duke of Wellington public house go straight over into Asker Lane, take the first left into Highfield Drive where the property can be found on the right hand side.



| Energy Efficiency Rating | | Current | Potential |
|--|----|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | | |
| (55-68) D | 65 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

Approx Gross Internal Area
87 sq m / 938 sq ft



Floorplan



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.