



**Sally Botham**  
ESTATES



**11A MORLEDGE**  
**Matlock, DE4 3SB**  
**£349,950**

A spacious, well-presented, modern home, ideally located in a popular residential area within easy reach of the town centre of Matlock. The accommodation is set over three floors and offers three double bedrooms, master en-suite, family bathroom, sitting room and dining kitchen. There is an enclosed garden to the rear of the property, driveway with off road parking and detached garage.

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, Wirksworth, and Bakewell.

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



Entering the property via a broad entrance door which opens to:

### **RECEPTION HALLWAY**

An L-shaped hallway having a staircase rising to the first-floor accommodation, central heating radiator, fitted matwell, telephone point, and intruder alarm keypad. A panelled door opens to:

### **GROUND FLOOR WC**

Having a dual-flush close-coupled WC and corner-mounted pedestal wash hand basin with tiled splashback. There is a central heating radiator with thermostatic valve and an extractor fan.

### **SITTING ROOM (4.26m x 3.04m)**

With a rear-aspect UPVC double-glazed window and a pair of double-glazed doors opening onto the enclosed garden to the rear of the property. The room has a feature fireplace with a faux marble surround, marble insert and hearth housing a pebble living-flame gas fire. There is a central heating radiator with thermostatic valve, television aerial point with satellite facility, and fibre broadband point.



### **DINING KITCHEN (2.70m x 5.06m)**

Having a front-aspect UPVC double-glazed window, and a pair of double-glazed doors opening onto the gardens to the rear. The kitchen area of the room is fitted with a good range of shaker-style units in a light wood-effect finish, with cupboards and drawers between a granite-effect worksurface with a tiled splashback. The worksurface returns to form a peninsula room divide. 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-burner gas hob, over which is an extractor hood. Beneath the hob is a Zanussi fan-assisted double oven and grill. Integral appliances include 12-place-setting dishwasher, automatic washing machine, fridge, and freezer. The kitchen area of the room is illuminated by downlight spotlights and there is a kick space heater. The dining area of the room has a central heating radiator with thermostatic valve and a television aerial point.



From the reception hallway, a three-quarter turn staircase rises to:

### **FIRST FLOOR LANDING**

With a front-aspect UPVC double-glazed window, staircase rising to the second floor, central heating radiator, and panelled doors opening to linen cupboard having slatted shelving and boiler cupboard housing the Boiler Mate mains pressure heating and hot water system. From the landing, further doors open to:

### **BEDROOM TWO (4.31m x 2.49m)**

Having a pair of rear-aspect double-glazed windows overlooking the enclosed gardens. There is a built-in wardrobe providing hanging space and fitted shelf. The room has a central heating radiator with thermostatic valve, television aerial point, and telephone points.



### **BEDROOM THREE (3.73m x 2.56m)**

With a pair of front-aspect double-glazed windows with views over the surrounding properties to the open countryside that surrounds the area. The room has a central heating radiator with thermostatic valve, television aerial point, telephone points, and a built-in storage cupboard with hanging rail and fitted shelf.

### FAMILY BATHROOM (2.09m x 2.16m)

A partially-tiled room with a rear-aspect window with obscured glass, and suite with: panelled bath having mixer shower over and glass shower screen; wall-hung wash hand basin; and dual-flush close-coupled WC. There is a ladder-style towel radiator, extractor fan, and shaver point. The room is illuminated by halogen downlights.



From the first floor landing, a three-quarter turn staircase rises to:

### SECOND FLOOR LANDING

Having a central heating radiator and Velux window with views towards Oker Hill. A door opens to:

### BEDROOM ONE (4.97m x 5.04m)

With front and rear-aspect dormer and Velux roof light windows, the front windows enjoying far-reaching views over the surrounding properties to the open countryside and wooded hills of the Derwent Valley. The room has a central heating radiators with thermostatic valves, television aerial, and telephone points. A panelled door opens to a storage cupboard with a hanging rail and a shelf. A further door leads to:



### EN-SUITE BATHROOM (2.06m x 3.00m)

With a rear-aspect Velux window with obscured glass, and suite with: panelled bath; semi-countertop wash hand basin with storage cupboards beneath; dual-flush concealed-cistern WC; and tiled shower cubicle with Mira mixer shower. There is a ladder-style towel radiator, extractor fan, shaver point, and halogen downlight spotlights.



### OUTSIDE

To the front of the property is a forecourt garden with a border stocked with flowering plants enclosed by natural stonewalls topped with iron railings. To the side of the property is a driveway providing off-road parking. To the rear of the property is a delightful enclosed garden with a flagged seating area where the doors open from the dining kitchen and sitting room. Beyond which is an area of split-level lawn, the garden is enclosed by stonewalls and fencing.

### GARAGE (5.31m x 2.54m)

Having an up-and-over vehicular access door, power, and lighting.

### SERVICES AND GENERAL INFORMATION


All mains services are connected to the property.

**Tenure** Freehold

**Council Tax Band** (Correct at time of publication) 'D'

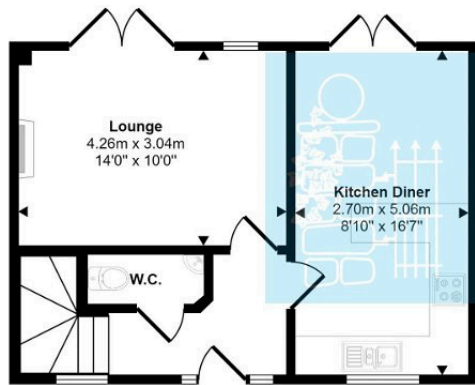
### DIRECTIONS

Leaving Matlock along the A6 towards Bakewell upon reaching the Premier Inn centre turn right into Morledge, at the T junction turn left where the property can be found on the right hand side.

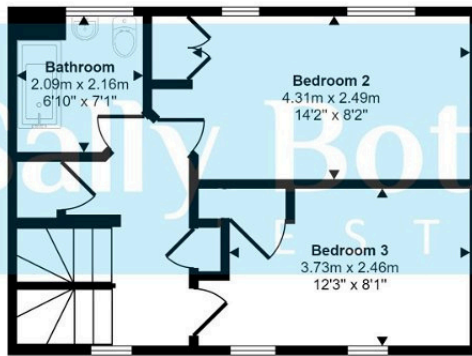
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



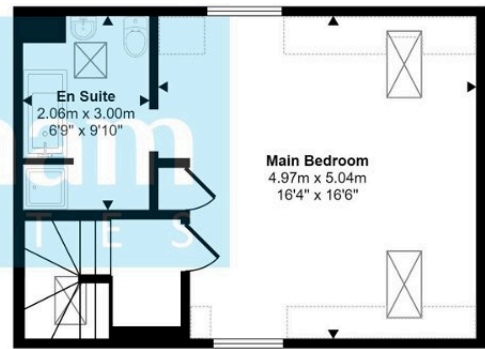
Approx Gross Internal Area  
108 sq m / 1166 sq ft



Ground Floor  
Approx 36 sq m / 385 sq ft



First Floor  
Approx 37 sq m / 394 sq ft



Second Floor  
Approx 36 sq m / 386 sq ft

Denotes head height below 1.5m

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.