



Sally Botham
ESTATES

MILLFIELD HOUSE
Millfield Court, Matlock, DE4 5NW
£580,000









A superbly presented, stone-built family home, ideally located on the outskirts of the town, with good access to nearby amenities. This delightfully spacious property, constructed 20 years ago with high quality fixtures and fittings, offers: four double bedrooms; two en suites; family bathroom; spacious sitting room; dining hallway; recently-fitted dining kitchen; utility room; and garden room. There are private gardens to the rear and side of the property, secure off-road parking, and a detached garage.

Located in the beautiful area of Lumsdale on the outskirts of Matlock surrounded by picturesque open countryside, with pleasant walks and superb views. The property has excellent access to the nearby towns of Matlock, Wirksworth, and Alfreton, and is within commuting distance of Derby, Nottingham, and the M1 Motorway.

Entering the property via a half-glazed hardwood entrance door with etched glass panels, the door opens to:

DINING HALLWAY

A spacious room having front-aspect contemporary double-glazed sliding sash windows, and polished light oak flooring with individually-controlled underfloor heating. There is an elegant staircase with barley twist spindles and newels rising to the upper floor accommodation. Beneath the staircase is a useful storage cupboard with hanging space, shelving, and housing the zoned manifold units for the underfloor heating. The room is illuminated by wall and centre light points, and downlight spotlights. There is a television aerial point and telephone point. A polished light oak door opens to:

GROUND FLOOR WC

With a side-aspect double-glazed sliding sash window with obscured glass, polished light oak flooring following through from the hallway, and suite with: dual-flush close-coupled WC, and contemporary wash hand basin with storage cupboard beneath. There is an extractor fan.

From the hallway, contemporary glazed oak doors open to:

SITTING ROOM

Having dual-aspect double-glazed sliding sash windows flooding the room with natural light, the side windows overlooking the garden, the front with views to the former corn mill and surrounding wooded hills. This delightfully spacious room has elegant coving to the ceiling, and a feature fireplace with a satin marble surround and hearth housing a living flame gas dog grate. The room has wall lamp points, downlight spotlights, individually-controlled underfloor heating, and television aerial point. There is a table lamp circuit controlled by a switch by the door.

DINING KITCHEN

Having rear-aspect double-glazed sliding sash windows overlooking the gardens

and the open fields beyond. The room has high-gloss porcelain tiles to the floor, and a good range of recently-fitted kitchen units in a contemporary finish, with cupboards and drawers set beneath a quartz worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting and plinth and under-worksurface lighting. Set within the worksurface is an under-mounted sink with a mixer tap, and a Bosch induction hob, over which is an extractor canopy. There is an eye-level Neff fan-assisted multifunction oven with a hideaway door. Integral appliances include a 12-place-setting dishwasher, a wine cooler, and a fridge-freezer. There is ample space within the kitchen for a family dining table, and the room has a further side-aspect sliding sash window, a television aerial point, and telephone point. The room is illuminated by low-energy downlights. A contemporary oak door with glazed panels opens to:

UTILITY ROOM

Having a side-aspect sliding sash window overlooking the garden, and a half-glazed entrance door opening onto the rear of the property. The room has marble-effect porcelain tiles to the floor following through from the kitchen, and a range of units with cupboards and drawers beneath a timber-effect worksurface with a tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a Lamona sink with mixer tap. Beneath the worksurface, there is space and connection for an automatic washing machine. The room has a broom cupboard, and an extractor fan.

From the dining kitchen, a broad opening leads to:

GARDEN ROOM

A delightfully light and spacious room with wood-effect Amtico flooring, side-aspect sliding sash window, rooflight windows, and double-glazed patio doors with floor-length sidelight panels opening onto the gardens to the rear of the property. The room has individually-controlled underfloor heating, table lamp sockets, and downlight spotlights.

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

FIRST FLOOR GALLERY LANDING

Having a central heating radiator with thermostatic valve, and contemporary oak doors opening to:

BEDROOM ONE

With dual-aspect double-glazed sliding sash windows, this delightfully spacious room has a high ceiling with inset spotlights creating a light and airy space. There are a good range of contemporary built-in wardrobes providing hanging rails and shelving, along with matching bedside drawers and tallboy units. The room has a central heating radiator with thermostatic valve, over-wardrobe lighting, and a point for a wall-mounted TV. A contemporary glazed oak door opens to:

EN SUITE BATHROOM

Being fully-tiled with ceramic tile floor and having a rear-aspect double-glazed sliding sash window with views over the gardens to the open fields beyond. Suite with: standalone contemporary double-ended bath with floor-mounted waterfall tap and handheld shower spray; contemporary wall-hung wash hand basin with storage drawers beneath and illuminated mirror over; quadrant shower cubicle with mixer shower; and concealed-cistern dual-flush WC. The room is illuminated by downlight spotlights and there is a chrome-finished ladder-style towel radiator and an extractor fan.

BEDROOM TWO

Having dual-aspect sliding sash windows, the rear window overlooking the gardens. The room has built-in sliding mirror-fronted wardrobes with hanging rail and shelf. There is a central heating radiator with thermostatic valve, television aerial point, and a panelled door opening to:

EN SUITE SHOWER ROOM

A fully tiled room with ceramic tiled floor having a suite with: wash hand basin with cupboard beneath and illuminated mirror over; close coupled WC; shower cubical with mixer shower. There is a chrome finished ladder style towel radiator and an extractor fan.

BEDROOM THREE

Having front-aspect sliding sash windows with views over the old mill and the wooded hills beyond. There is a central heating radiator with thermostatic valve, and a good range of built-in wardrobes with hanging rails and storage shelves, along with fitted drawers, and matching bedside cabinets.

FAMILY BATHROOM

A fully-tiled bathroom with a rear-aspect sliding sash window and contemporary suite with: double-ended bath with side-fill taps and handheld shower spray; stylish modern wash hand basin set upon a quartz worksurface, with storage cupboards beneath; dual-flush concealed-cistern WC; and a quadrant shower cubicle with mixer shower. The room is illuminated by downlight spotlights, and there is a chrome-finished ladder-style towel radiator, and an extractor fan.

BEDROOM FOUR

Having front-aspect double-glazed sliding sash windows, built-in storage cupboard over the head of the stairs with hanging rails, and central heating radiator with thermostatic valve. An access hatch opens to a partially-boarded loft space with a retractable ladder and a light. Located within the loft is the gas-fired boiler and hot water cylinder, which provides central heating and hot water to the property.

OUTSIDE

To the front of the property is a forecourt garden with a gated flagged pathway giving access to the entrance door, with gravel borders interspersed with flowering plants and ornamental shrubs. The pathway continues through a personnel gate to a good-sized wrap-around garden to the side and rear of the property, designed to be low-maintenance, with flagged terraces and gravel borders interspersed with architectural feature plants. Immediately to the rear of the property is a flagged seating area where the doors open from the garden room. There is a rockery boarder and water feature. Beyond the garden, a block-paved driveway provides off-road parking for several vehicles and gives access to:-

GARAGE

A detached stone-built double garage with an electrically-operated sliding panel up-and-over vehicular access door. The garage has power, lighting, a personnel door, and a water supply.

The driveway is accessed via a pair of vehicular access gates leading off a driveway shared with two of the neighbouring properties, which, in turn, is accessed via a carriage arch with traditionally-hung electrically-operated carriage doors, creating secure parking and adding privacy to the garden .

The property has outside lighting and an outside water supply.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The windows throughout the property are from an American company and have a unique design with timber on the inside and UPVC on the exterior.

TENURE Freehold

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

DIRECTIONS

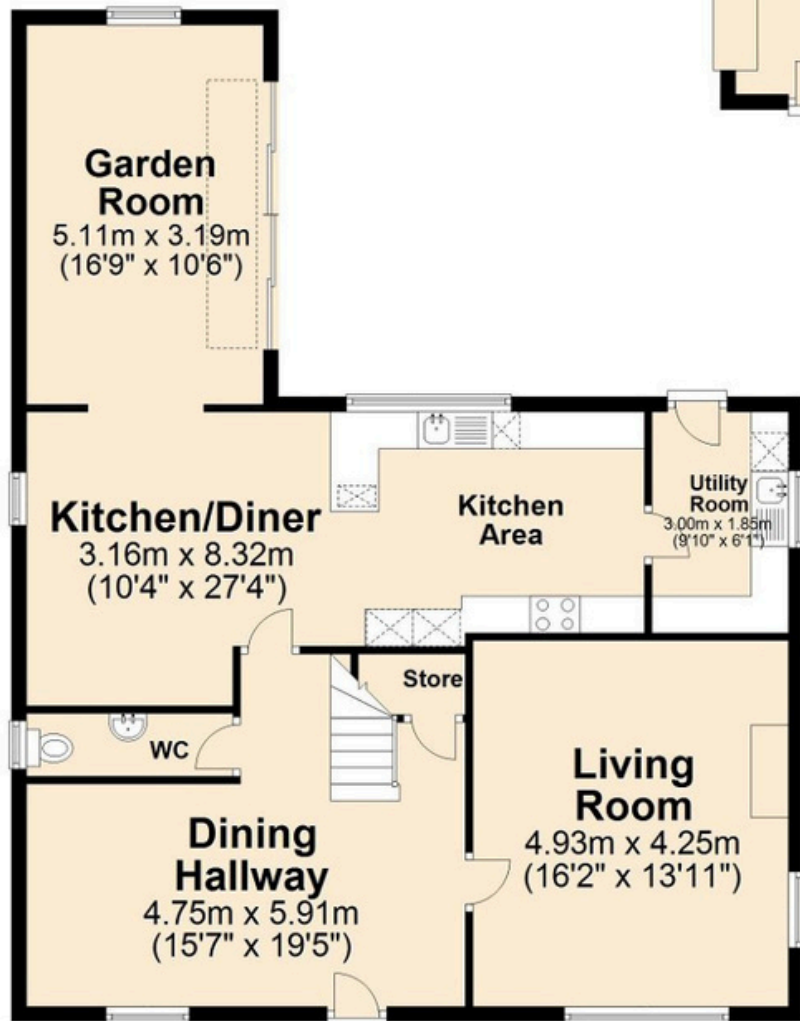
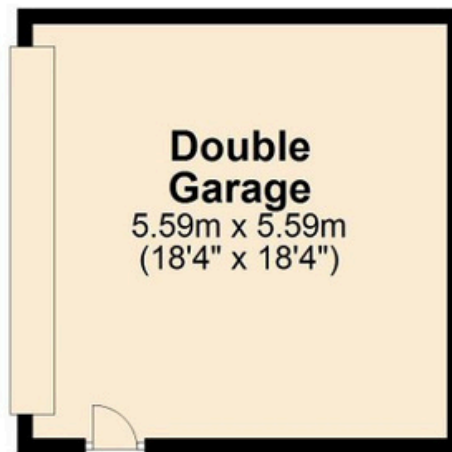
Leaving Matlock along the A615 towards Alfreton, upon reaching Derwent Treescapes turn left into Lumsdale road, where the property can be found on the right hand side.

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.

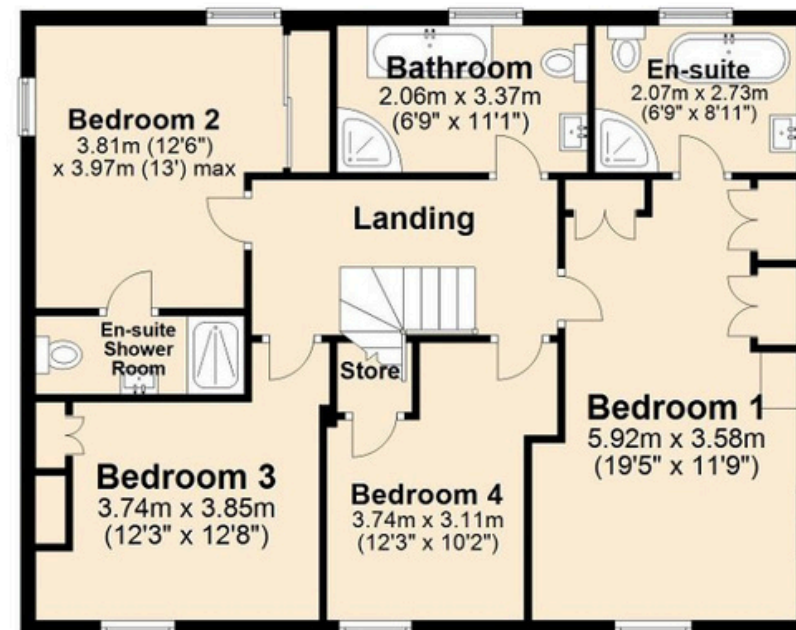
Ground Floor

Approx. 130.7 sq. metres (1406.8 sq. feet)



First Floor

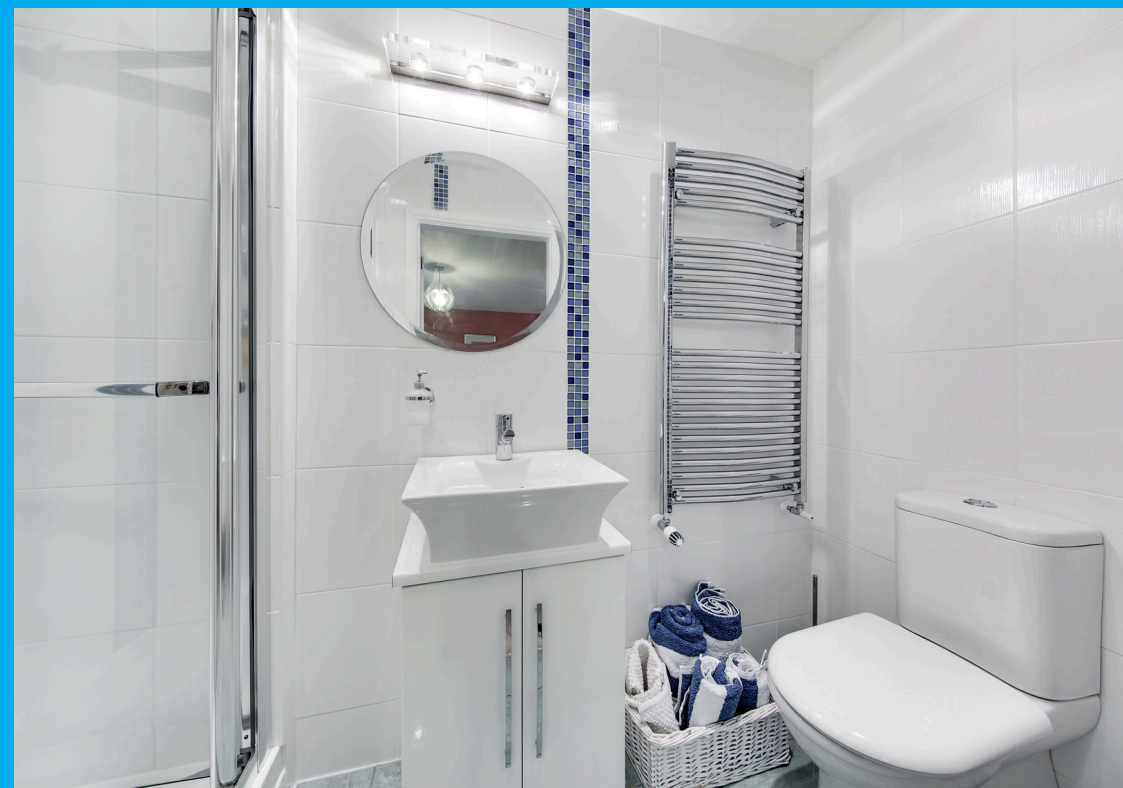
Approx. 82.6 sq. metres (888.8 sq. feet)



Total area: approx. 213.3 sq. metres (2295.6 sq. feet)


















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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