

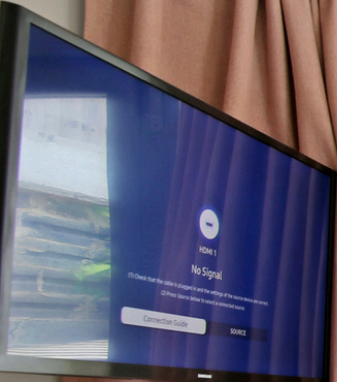


**Sally Botham**  
ESTATES

**22 CROOK STILE**  
Matlock, DE4 3LJ  
£550,000









**An exceptionally well-presented semi-detached stone-built property which has been extended to create a delightfully spacious family home with high-quality fixtures and fittings throughout, offering: four bedrooms; family bathroom; sitting room with log/multi-fuel stove; study with log/multi-fuel stove; open-plan Breakfast kitchen-dining-garden room, again with a contemporary log/multi-fuel stove. A driveway provides off-road parking, and there are delightful gardens to the front and rear. Ideally located in a popular residential area with in easy reach of the town centre, local amenities and the open countryside.**

**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:

#### **RECEPTION HALLWAY**

Having a staircase rising to the upper floor accommodation, and original panelled doors opening to:

#### **STUDY / FAMILY ROOM**

With front-aspect double-glazed windows enjoying views over the surrounding properties to the open countryside and wooded hills of the Derwent Valley. The room has a corner fireplace with a feature fire opening and a slate hearth housing a multi-fuel stove. There is a central heating radiator with thermostatic valve, fibre broadband internet point, and a panelled door opening to:

#### **INNER HALLWAY**

Having wood-effect ceramic tiles to the floor, coat hanging space, and a panelled door leading to:

#### **GROUND FLOOR SHOWER ROOM**

Being partially-tiled with marble tiles to dado height, and wood-effect ceramic tiles to the floor following through from the inner hallway. The room has a side-aspect double-glazed window with obscured glass and a recently-fitted suite with: shower cubicle with mixer shower, having overhead and handheld shower sprays; Heritage wash hand basin with storage cupboard beneath; and close-coupled WC. The room has a towel radiator, downlight spotlights, and an extractor fan.

From the inner hallway, a broad opening leads to:

#### **OPEN-PLAN BREAKFAST KITCHEN / DINING ROOM / GARDEN ROOM**

The kitchen area of the room has rear-aspect double-glazed windows overlooking the enclosed rear garden, and having fitted electrically operated blinds. There are an exceptionally good range of contemporary kitchen units with cupboards and drawers beneath a quartz worksurface with a matching upstand. There are wall-mounted storage cupboards, and glass-fronted display cabinets. To the centre of the room is an island unit with an over-sailing wooden top creating a breakfast bar, having deep pan drawers and pull-out storage units. Set within the worksurface is a twin-bowl under-mounted sink with mixer tap, and a five-burner gas hob, over which is an extractor canopy which is vented to the outside. Integral appliances include a twelve-place-setting dishwasher, larder fridge, larder freezer, automatic washing machine, and a tumble dryer. There are larder units and a pantry unit with pull-out basket drawers.

The dining area of the room is illuminated by downlight spotlights and there are rear-aspect double-glazed windows overlooking the gardens, again with fitted electric blinds, and a panelled entrance door opening onto the driveway to the side of the property. The room has wood-effect ceramic tiles to the floor with underfloor heating. A broad opening leads to the garden room, with front-aspect floor-length double-glazed windows enjoying views to the wooded hills of the Derwent Valley, and bifold doors opening onto the terrace and gardens to the rear of the property. The room has a point for a wall-mounted TV with a satellite facility. Sited within the garden room is a contemporary log-burning stove set upon a glass hearth. The room is illuminated by downlight spotlights.

From the kitchen, a half-glazed door leads to:

#### **SITTING ROOM**

A good-sized sitting room with front-aspect double-glazed windows enjoying the pleasant views afforded by the property. The room has a feature fire opening with a multi fuel stove and a heavy timber mantel. The room has a central heating radiator with thermostatic valve, and a television aerial point with satellite facility. A panelled door opens to the inner hallway and a further panelled door opens to the reception hallway.

From the reception hallway, a staircase rises to:

#### **FIRST FLOOR LANDING**

With a rear-aspect double-glazed window overlooking the gardens and the wooded hills beyond. There is a central heating radiator with thermostatic valve, loft access hatch, and panelled doors opening to:

#### **BEDROOM ONE**

A delightfully spacious room with rear-aspect double-glazed windows overlooking the gardens. There is a good range of built-in wardrobe providing hanging space and storage shelving. The room is illuminated by downlight spotlights and there is

a central heating radiator with thermostatic valve.

### BEDROOM TWO

Having front-aspect double-glazed windows with views over the surrounding properties to the wooded hills and open countryside of the Derwent Valley, taking in Riber Castle, the Heights of Abraham, High Tor, and Masson, round to Bonsall Moor in the west. The room has a built-in storage cupboard with hanging rail and fitted shelving. There is a central heating radiator with thermostatic valve, and a television aerial point with satellite facility.

### BEDROOM THREE

Having front-aspect double-glazed windows with similar views to bedroom two. The room has a good range of built-in wardrobes with hanging rails and fitted shelving.

### BEDROOM FOUR

With rear-aspect double-glazed windows overlooking the garden and the wooded hills beyond. There is a central heating radiator with thermostatic valve.

### FAMILY SHOWER ROOM

Having a side-aspect double-glazed window with obscured glass, and suite with: double-width shower cubicle with mixer shower with overhead shower spray; wall-hung wash hand basin; and dual-flush close-coupled WC. There is a towel radiator, ceramic tiles to the floor, and an extractor fan. There is an airing cupboard with fitted shelving and housing the Alpha 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 with a flagged terrace, taking advantage of the southerly aspect. There are borders stocked with a good variety of ornamental shrubs and grasses. To the side of the property, a gravelled driveway provides off-road parking. To either side of the driveway are borders stocked with flowering plants and grasses. A pathway runs down the side of the property to a delightful enclosed rear garden, where there is a flagged terrace where the doors open from the garden room. Steps rise to a further flagged seating area and an area of garden with a level lawn, and borders stocked with flowering plants and roses. There is a terrace with raised vegetable beds and an aluminium greenhouse. Within the garden there is a timber summer house. The property has outside lighting, water, and power supplies.

#### 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.

### SERVICES AND GENERAL INFORMATION

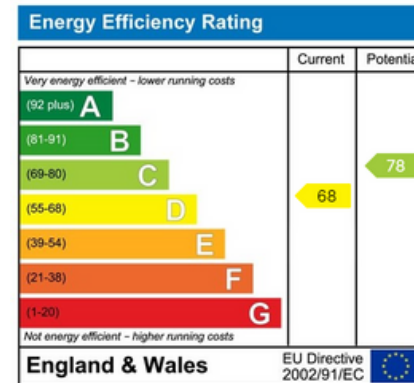
All mains services are connected to the property.

**TENURE** Freehold

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

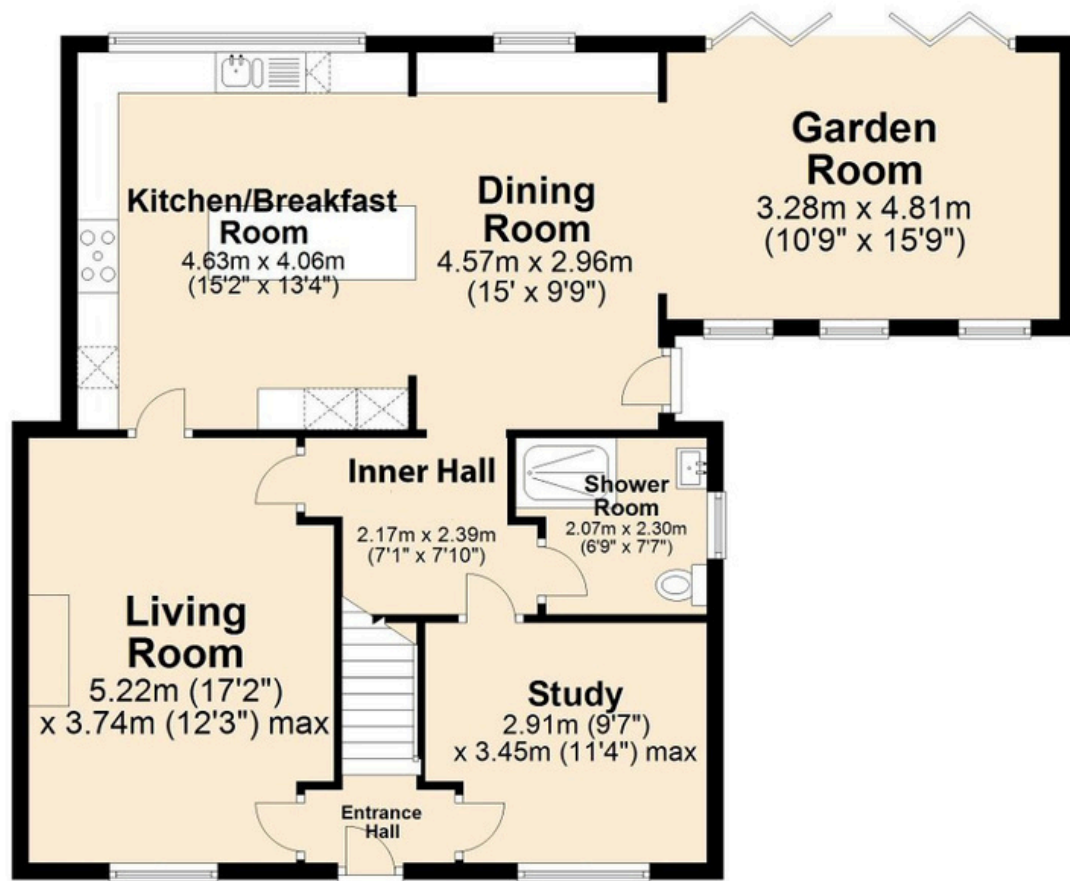
### DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Bakewell, take the first turn right into Dimple Road. Follow the road up the hill, where it becomes Hurds Hollow. Opposite the school, turn right into Crook Stile, where the property can be found on the left hand side.



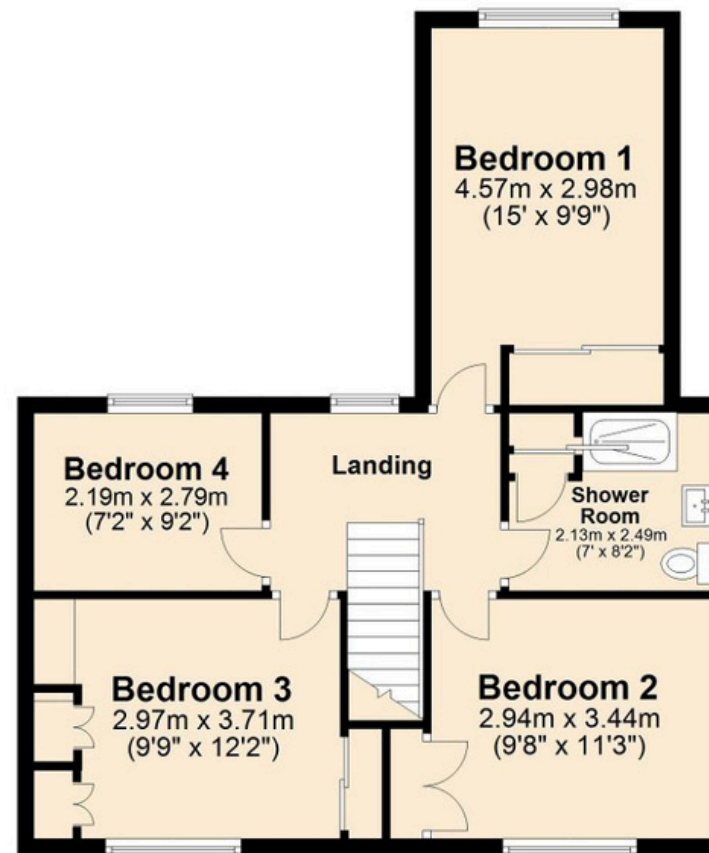
### Ground Floor

Approx. 92.8 sq. metres (998.4 sq. feet)



### First Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



Total area: approx. 149.9 sq. metres (1613.2 sq. feet)











[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)  
01629 760899