



**104 METTESFORD**  
**Matlock, DE4 3EB**  
**£220,000**

A well-presented semi-detached family home situated on the outskirts of the town within easy reach of excellent amenities. The property stands in a corner plot and offers: three bedrooms; family bathroom; sitting room; dining room; and fitted kitchen. There is a delightful garden to the front of the property, driveway providing off-road parking, a good sized rear yard, and a 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 (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 hardwood panelled entrance door with bullseye glazed pane, the door opens to:

### **RECEPTION HALLWAY**

Having staircase rising to the upper floor accommodation, central heating radiator, and coat-hanging space. A sapele door with over-door light opens to:

### **THROUGH-DINING SITTING ROOM**

The sitting area of the room having front-aspect hardwood double-glazed windows overlooking the gardens. The room has a feature fireplace housing a living-flame gas fire, behind which is a gas back boiler which provides hot water and central heating to the property. The room has a central heating radiator and television aerial point.



A broad opening leads to the dining area where there are rear-aspect hardwood double-glazed windows with views to the hills that surround the town. The room has a central heating radiator. From the sitting area a sapele door opens to:

### **KITCHEN**

With rear-aspect double-glazed windows with similar views to the dining area. The kitchen is fitted with a good range of units in a light wood-effect finish with cupboards and drawers beneath a marble-effect worksurface with a tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap. Beneath the worksurface there is space and connection for an automatic washing machine, under-worksurface fridge, and further white goods. Within the kitchen there is space and connection for a freestanding gas cooker. The room has a central heating radiator. A pair of doors open to:



### **REAR ENTRANCE LOBBY**

Having a half-glazed UPVC entrance door opening onto the side of the property. The room has coat-hanging space, built-in storage cupboards and space for a freezer if required..

From the reception hallway, a staircase rises to:

### **FIRST FLOOR LANDING**

Having a side-aspect hardwood double-glazed window with a far-reaching view towards Masson. There is an access hatch opening to a boarded loft space with a retractable ladder and light. Sapele doors open to:

### **BEDROOM ONE**

With front-aspect hardwood double-glazed windows, a central heating radiator, and a built-in airing cupboard with slatted linen storage shelving housing the hot water cylinder.

### **BEDROOM TWO**

With rear-aspect hardwood double-glazed windows enjoying superb far-reaching views over the surrounding properties to the open countryside that surrounds the town, taking in Riber Castle and High Tor. The room has a central heating radiator, and a television aerial point.

### **BEDROOM THREE**

Having a front-aspect double-glazed window with similar views to bedroom one. The room has a central heating radiator.





## FAMILY BATHROOM

With dual-aspect double-glazed windows with obscured glass, and suite with: panelled bath with Triton electric shower over, pedestal wash hand basin, and close-coupled WC. There is a chrome-finished ladder-style towel radiator.

## OUTSIDE

The property is approach via a gated driveway, which provides off-road parking and gives access to the garage. To the front of the property is an area of garden, well-stocked with ornamental shrubs and flowering plants, along with two pergolas, one supporting a wisteria, the second with climbing ropes. To the rear of the property is a yard area, taking advantage of the southerly-aspect. The property has outside lighting on PIR sensors, and an outside water supply.

## GARAGE / WORKSHOP

From the yard, accessed via traditionally hung vehicular access doors, is a detached garage / workshop, having 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) 'A'

## DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Alfreton, after passing the park, turn left at the crossroads sign-posted Chesterfield. After passing the ambulance station, take the second right-turn into Lynholmes Road, then take the second left into Mettesford, follow the road up the hill and around the right-hand bend where the property can be found on the right-hand side.



## Energy Efficiency Rating

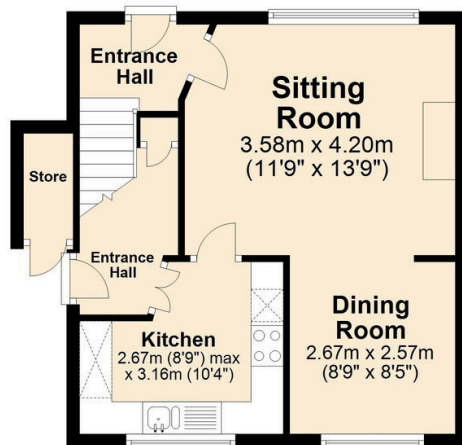
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





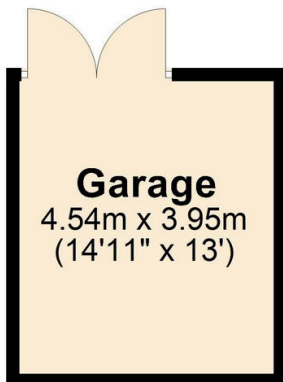
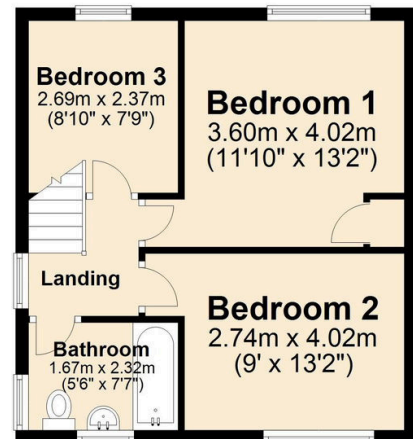
**Ground Floor**

Approx. 56.3 sq. metres (606.4 sq. feet)



**First Floor**

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 93.8 sq. metres (1009.9 sq. feet)

**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.