



**Sally Botham**  
ESTATES

**74A JACKSON ROAD**  
Matlock, DE4 3JQ  
£270,000







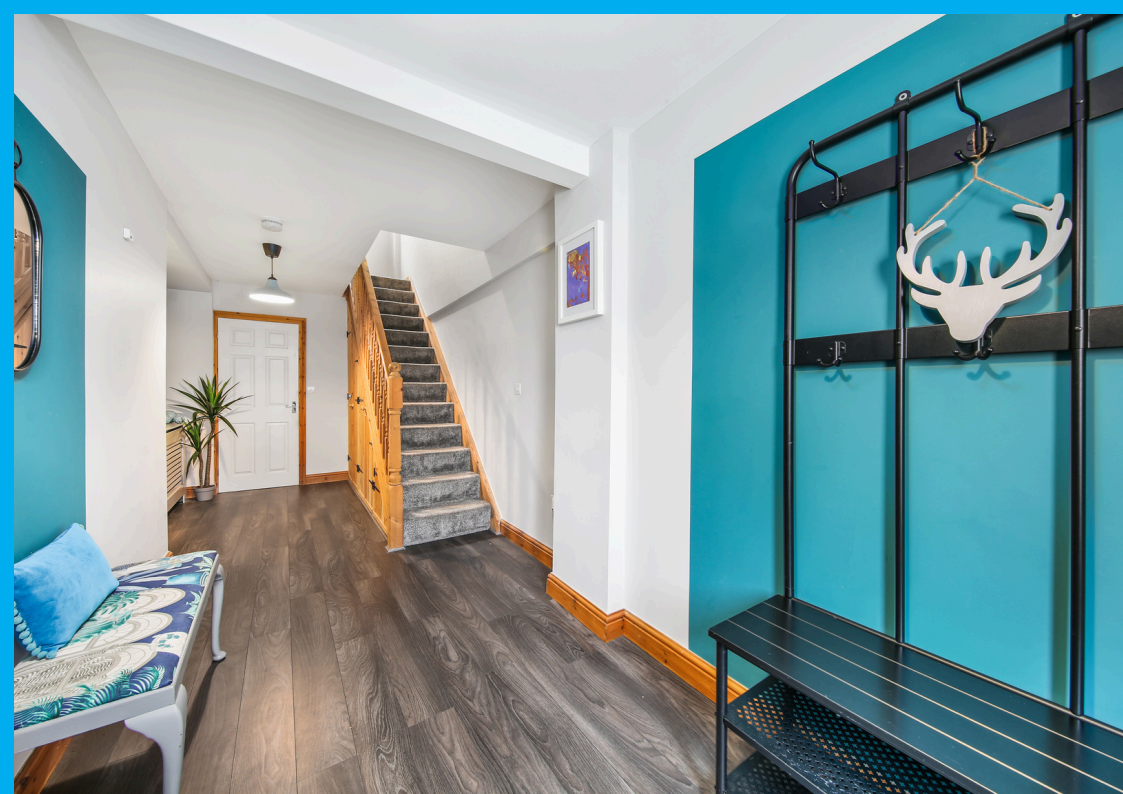
TOWER

utensils

Hotpoint

Window view showing a blue sky and greenery.

Black trash bin.



**A well-presented and spacious townhouse property, ideally located on the outskirts of the town in an elevated position with a delightful far-reaching view. The accommodation is set over three floors, offering: spacious living-dining room with balcony off; fitted kitchen; three bedrooms; master en suite; and family bathroom. The property has an allocated parking space within the communal parking area, and a forecourt terrace. The property is currently run as successful holiday let but would equally make a fantastic family home.**

**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 half-glazed composite entrance door, which opens to:

#### **RECEPTION HALLWAY**

Having staircase rising to the upper floor accommodation with useful under-stairs storage cupboards. The hallway has dark wood laminate flooring, central heating radiator with radiator cover, and panelled doors opening to:

#### **BEDROOM TWO**

Having front-aspect woodgrain-effect UPVC double-glazed windows, central heating radiator with thermostatic valve, television aerial point, over-bed reading lights, and a panelled door opening to:

#### **EN SUITE SHOWER ROOM**

With a ceramic tile floor and side-aspect double-glazed window with obscured glass. Suite comprises: tiled shower cubicle with mixer shower; contemporary wash hand basin with pillar tap and storage cupboard beneath; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, and an extractor fan.

#### **BEDROOM THREE**

With side-aspect UPVC double-glazed windows with obscured glass. The room has a feature slatted timber wall covering, and a central heating radiator with thermostatic valve. There is a television aerial point.

#### **FAMILY BATHROOM**

Having a ceramic tile floor, panelling to dado height, and suite with: stand-alone roll-top bath, set up on ball and claw feet, having Victorian-style mixer taps with handheld

shower spray; pedestal wash hand basin; dual-flush close-coupled WC; and tiled shower cubicle with mixer shower. The room is illuminated by downlight spotlights. There is a chrome-finished ladder-style towel radiator, and an extractor fan.

#### **UTILITY CUPBOARD**

Having a ceramic tile floor and housing the incoming water and electric services. There is an electric boiler unit providing hot water and central heating to the property, and storage shelf with space and connection for an automatic washing machine beneath.

From the hallway, a staircase with turned spindles and newels rises to:

#### **FIRST FLOOR STUDY LANDING**

Having a rear-aspect UPVC double-glazed window with obscured glass, and central heating radiator with thermostatic valve. There is space within the landing for a study area if required. A panelled door opens to:

#### **LIVING-DINING ROOM**

A light and spacious room with UPVC double-glazed patio doors with floor length side light windows opening onto a balcony, from where there are superb views over the town towards High Tor and the Heights of Abraham, with Black Rocks in the distance. The room has polished exposed pine floorboards, and central heating radiator with thermostatic valve. A further side-aspect double-glazed window with obscured glass lends extra light to the room. There is a display niche with fitted shelving. To the sitting area of the room is a contemporary wall-mounted flame-effect electric fire. The room is illuminated by wall and centre light points, and there is a television aerial point, and a telephone point with an Open Reach master socket. A door opening leads to:

#### **KITCHEN**

Having dual-aspect double-glazed windows, ceramic tiles to the floor, and a good range of units in the shaker-style finish with cupboards and drawers beneath a granite-effect worksurface with a tiled upstand. There are wall-mounted storage cupboards. Set within the worksurface is a stainless sink with mixer tap. There is an integral fridge, freezer, and slimline dishwasher. Within the kitchen is a freestanding Hotpoint cooker with a five-ring ceramic hob, double oven and grill, over which is an extractor canopy. The room is illuminated by downlight spotlights and there is a central heating radiator with thermostatic valve.

From the living room, a staircase with turned spindles and newels rises to:

#### **SECOND FLOOR LANDING**

From where a door opens to:

## MAIN BEDROOM

Built into the shape of the roof, with a front-aspect UPVC double-glazed picture window enjoying the fine far-reaching views over the town to the open countryside beyond. There is a further a Velux rooflight window flooding the room with natural light. The room has over-bed reading lights, central heating radiator with thermostatic valve, and a television aerial point. A panelled door opens to:

## EN SUITE SHOWER ROOM

Having suite with: tiled shower cubicle with mixer shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, and an extractor fan.

## OUTSIDE

To the front of the property is a flagged terrace, taking advantage of the southerly aspect. The property has outside lighting on PIR sensors, and there is an allocated parking space within the communal car park.

## SERVICES AND GENERAL INFORMATION

Mains electricity, water, and drainage are connected to the property.

**TENURE** Freehold

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

## DIRECTIONS

Leaving Matlock Crown Square via Bank Road, Follow the road up the hill turning left by County Hall along Smedley Street take the fourth right turn into Far Green, follow the road up the hill turning right at the top where the property can be found immediately on the left.

| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            |         |           |
| (69-80) <b>C</b>                            |                            |         |           |
| (55-68) <b>D</b>                            |                            |         | 64        |
| (39-54) <b>E</b>                            | 48                         |         |           |
| (21-38) <b>F</b>                            |                            |         |           |
| (1-20) <b>G</b>                             |                            |         |           |
| Not energy efficient - higher running costs |                            |         |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |         |           |

### 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.



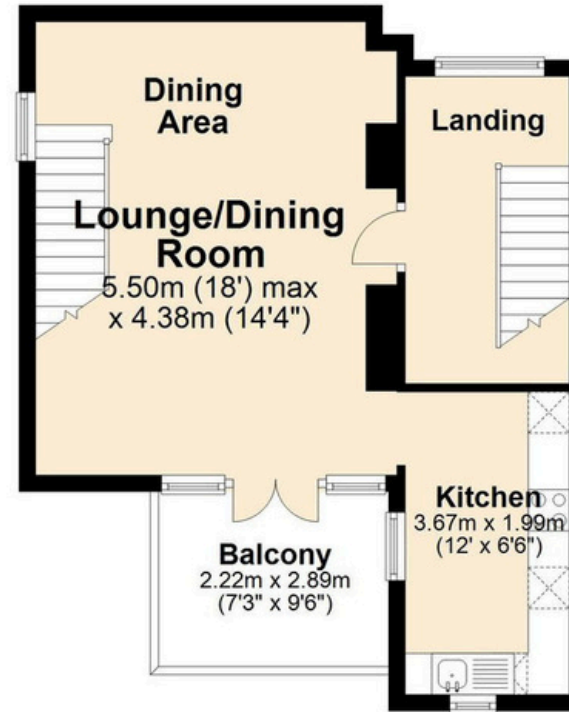
### Ground Floor

Approx. 45.9 sq. metres (494.1 sq. feet)



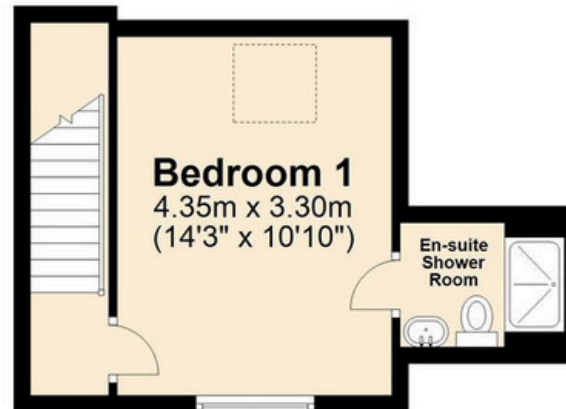
### First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



### Second Floor

Approx. 22.3 sq. metres (240.5 sq. feet)

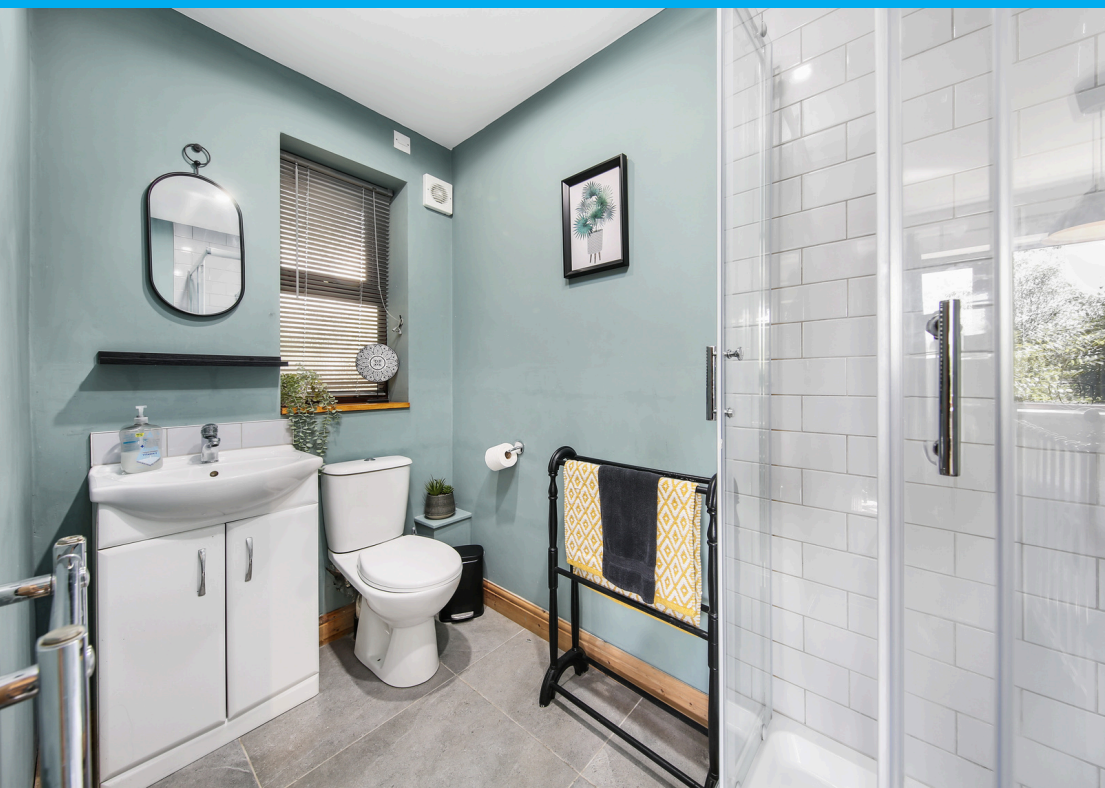


Total area: approx. 107.5 sq. metres (1157.3 sq. feet)











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