



**Sally Botham**  
ESTATES



**4 LEA ROAD**  
**Lea Bridge, Matlock, DE4 5AH**  
**£250,000**

An exceptionally well-presented semi-detached family home, ideally located in a popular residential area in the village of Lea Bridge, surrounded by delightful open countryside, yet within easy reach of excellent local amenities. The well-appointed accommodation offers: two good-sized bedrooms; family bathroom; spacious sitting room; fitted kitchen; and conservatory. There are immaculately manicured gardens to the rear of the property, and off-road parking to the front for two vehicles.

Lea Bridge is a delightful village surrounded by beautiful open countryside with fine views and walks, located between the nearby villages of Lea and Holloway where there are local amenities including post office and general store, butchers, doctors, primary school, pub, and church. Being conveniently situated for the towns of Matlock, Alfreton, and Belper, and within easy commuting distance of Nottingham and Derby.

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

**RECEPTION HALLWAY**

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

**SITTING ROOM**

Having front-aspect UPVC double-glazed picture windows enjoying views over the wooded hills that surround the village. The room has light oak laminate flooring, and a fine feature fireplace with a satin marble surround and raised hearth housing a living flame gas fire. To the side of the chimney breast are open-display shelves. The room has a central heating radiator with thermostatic valve, and a television aerial point with satellite facility. A panelled door opens to:



**KITCHEN**

With borrowed-light UPVC double-glazed windows to the conservatory, ceramic tiles to the floor, and a good range of units in a light wood-effect finish, with cupboards and drawers set beneath a granite-effect worksurface with a tile splashback. There are wall-mounted storage cupboards and open-display shelves. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap, and a four-burner gas hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface, there is space and connection for a slimline dishwasher and automatic washing machine. There is space for a fridge-freezer. The appliances currently installed are available by separate negotiation. The room has a central heating radiator with thermostatic valve. A panelled door opens to:



**CLOAKROOM**

Having a side-aspect window, coat hanging rail, and shelf. A door leads to:

**GROUND FLOOR WC**

Being fully-tiled with a rear-aspect window with obscured glass, and suite with low-level flush WC. There is a central heating radiator.

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

**CONSERVATORY**

A spacious conservatory being constructed in a UPVC, with double-glazed panels set upon a dwarf wall and having a pent polycarbonate roof. A pair of patio doors open onto the gardens to the rear of the property. The room has light wood-effect laminate flooring, a central heating radiator with thermostatic valve, television aerial point, and BT Master Socket.

From the reception hallway, a staircase rises via a quarter-landing to:



## FIRST FLOOR LANDING

On the turn of the stairs is a UPVC double-glazed window with obscured glass. The landing has an access hatch opening to a boarded loft space with a retractable ladder and a light. From the landing, doors open to:

## BEDROOM ONE

A spacious double room with front-aspect UPVC double-glazed windows with views to the wooded hills that surround the area. The room has light wood-effect vinyl cushion flooring, central heating radiator with thermostatic valve, and a deep built-in storage cupboard providing hanging rails and storage shelving.



## BEDROOM TWO

Having a rear-aspect double-glazed window overlooking the gardens and the open fields beyond. The room has light wood-effect vinyl cushion flooring, and central heating radiator with thermostatic valve. Sited within the room is the recently-fitted Ideal gas-fired boiler, which provides hot water and central heating to the property.



## FAMILY BATHROOM

A spacious family bathroom, being partially tiled with a ceramic tile floor and having a rear-aspect window with obscured glass, and suite with: panelled bath, having mixer shower over and glass shower screen; pedestal wash hand basin; and close-coupled WC. There is a central heating radiator with thermostatic valve.



## OUTSIDE

To the front of the property is an off-road parking space for two vehicles, from where steps rise to a pathway giving access to the entrance door. The pathway continues down the side of the property, where a door opens to a useful under-stairs storage cupboard (1.70m x 0.95m), having power and lighting. The pathway continues to a delightful enclosed rear garden. Immediately to the rear of the property is a flagged terrace from where a pathway leads to a good-sized area of garden with a central lawn and borders well stocked with flowering plants. There is an ornamental pond, stocked with fish. To the top of the garden is a raised deck seating area, and a large timber garden shed with power, as a workshop. The property has outside lighting, water, and power supplies.



**SERVICES AND GENERAL INFORMATION**

All mains services are connected to the property.

**TENURE** Freehold

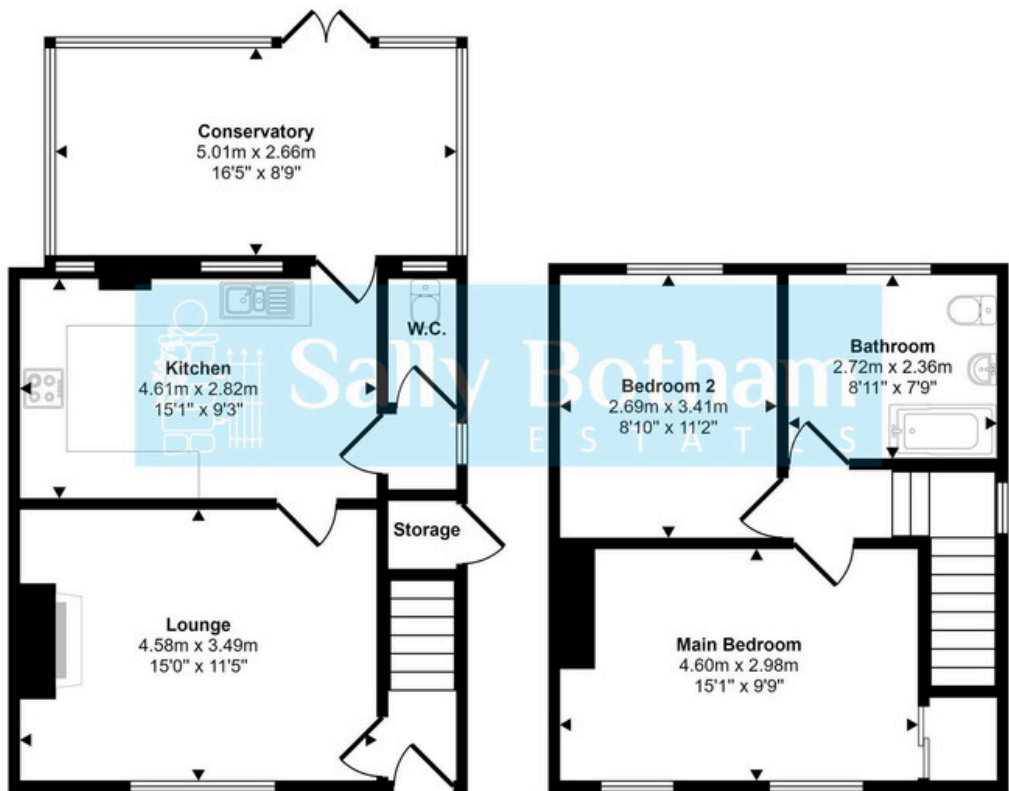
**COUNCIL TAX BAND** (Correct at time of publication) 'B'

**DIRECTIONS**

Leaving Matlock along the A6 towards Derby passing through Matlock Bath, upon reaching the traffic lights at Cromford turn left signposted Crich. Follow the road over the river bridge and around to the right, after approximately two miles turn left at John Smedley's Mill signposted Lea and Riber, 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>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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  
87 sq m / 938 sq ft



Ground Floor  
Approx 51 sq m / 546 sq ft

First Floor  
Approx 36 sq m / 392 sq ft

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.