



Sally Botham
ESTATES



23 LYNHOLMES RISE
Matlock, DE4 3DX
£250,000

A delightfully spacious semi-detached family home, ideally located on a quiet cul-de-sac within easy reach of the town centre amenities, with accommodation offering: three double bedrooms; family bathroom; spacious sitting room; dining room; fitted kitchen; ground-floor WC; pantry; and good-size conservatory. The property enjoys well-maintained gardens, a driveway providing ample off-road parking for several vehicles, and a detached double 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.

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Entering the property via a half-glazed UPVC entrance door, which opens to:

ENTRANCE LOBBY

Having terracotta tiles to the floor, coat hanging space, and a panelled door leading to:

SITTING ROOM

With front-aspect UPVC double-glazed picture windows with views over the surrounding properties towards Riber Castle. The room has a feature fireplace with a polished wood surround and tiled insert, housing a living-flame gas fire. To the side of the chimney breast are original built-in pot cupboards. The room has a central heating radiator with thermostatic valve, television aerial point, and fitted picture rail. A panelled door leads to:



INNER HALLWAY

Having a staircase rising to the upper floor accommodation, terracotta tiles to the floor, central heating radiator with thermostatic valve, and a borrowed light window to the conservatory. Panelled doors open to:

KITCHEN

With dual-aspect UPVC double-glazed windows, terracotta tiles to the floor following through from the hallway, and a range of kitchen units in a light oak finish, with cupboards and drawers beneath a terrazzo-effect worksurface with a tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap. Beneath the worksurface, there is space and connection for an automatic washing machine and under-worksurface fridge. Fitted within the kitchen is a freestanding Hotpoint electric cooker with a four-ring ceramic hob, oven and grill. The room has a central heating radiator with thermostatic valve. Concealed within one of the cupboards is the Worcester gas-fired boiler, which provides hot water and central heating to the property.



DINING ROOM

With a front-aspect UPVC double-glazed window overlooking the gardens and with views to the open countryside that surrounds the area. The room has wall and centre light points, central heating radiator with thermostatic valve, and a fitted picture rail. There is a television aerial point with satellite facility.

PANTRY

Having coat-hanging space, power, lighting, and an extractor fan.

GROUND FLOOR WC

Being half-tiled and having a rear-aspect window with obscured glass, terracotta tiles to the floor following through from the hallway, and suite with: dual-flush close-coupled WC, and wall-hung wash and basin. There is an extractor fan.



CONSERVATORY

A spacious conservatory being constructed in UPVC with double-glazed panels set upon a dwarf wall and having an apexed polycarbonate roof. A pair of glazed doors open onto the rear of the property. The room has ceramic tiles to the floor and a light / fan unit.

From the hallway, a three-quarter-turn staircase with turned spindles and finialled newels rises to:

FIRST FLOOR LANDING

Having a rear-aspect UPVC double-glazed window overlooking the gardens and the surrounding properties to the open countryside of the Derwent Valley. There is a loft-access hatch, and panelled doors opening to:

BEDROOM ONE

A spacious room with front-aspect UPVC double-glazed picture windows with far-reaching views over the open countryside that surrounds the area. The room has polished exposed pine floorboards, feature cast iron bedroom fireplace with a tiled hearth, and a built-in airing cupboard with slatted linen storage shelving and a central heating radiator. The room has a central heating radiator with thermostatic valve and a television aerial point.



BEDROOM TWO

Again with front-aspect windows having similar views to bedroom one. The room has a feature cast iron bedroom fireplace and built-in wardrobe with hanging space. There is a television aerial point and telephone point.



BEDROOM THREE

Currently used as a study and having a rear-aspect UPVC double-glazed window overlooking the garden and with delightful views to the wooded hills of the Derwent Valley. The room has a central heating radiator with thermostatic valve, fitted storage shelving, and a desk unit with worksurface, having drawers beneath.

FAMILY BATHROOM

A fully-tiled room with a rear-aspect double-glazed window with obscured glass. Suite with: panelled bath with Mira mixer shower over; pedestal wash hand basin; and close-coupled WC. There is a central heating radiator with thermostatic valve and an extractor fan.



OUTSIDE

The property is approached via a gated driveway which provides off-road parking for several vehicles and gives access to the garage. Lying to the front of the property is an area of garden with a lawn and borders stocked with a good variety of ornamental shrubs. Immediately to the rear of the property is a block-paved patio area, from where steps rise to a good-sized area of garden with a lawn having sculpted borders, well stocked with a good variety of ornamental shrubs and flowering plants. To the top of the garden is a further flagged seating area, a timber garden shed, and a spacious aluminium greenhouse with staging and a power supply. The property has outside lighting on PIR sensors and a water supply.

GARAGE (7.65m x 3.29m)

A detached tandem garage with an up-and-over vehicular access door, side-aspect windows, and a side personnel door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

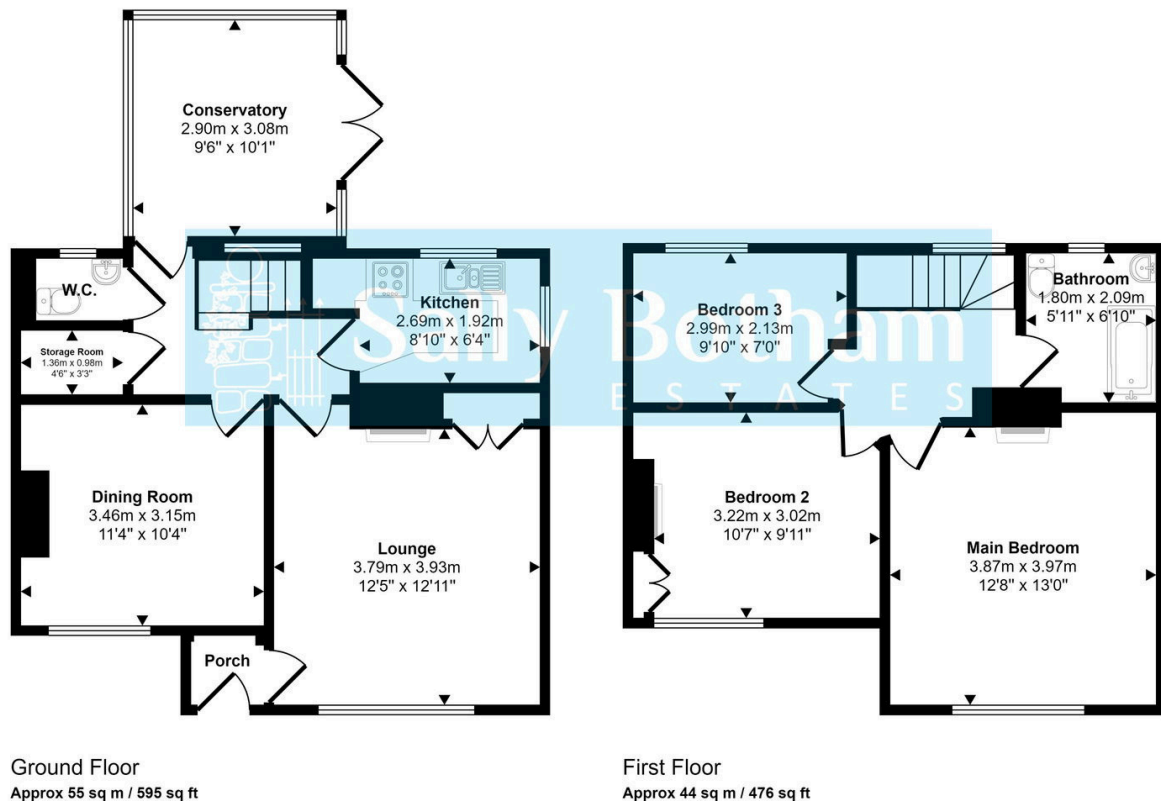
COUNCIL TAX BAND (Correct at time of publication) 'B'

DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Alfreton, upon reaching Matlock Green turn left along the A632 signposted Chesterfield, take the right turn by the grass triangle into Lynholmes Road the left into Lynholmes Rise where the property can be found on the left hand side.



Approx Gross Internal Area
99 sq m / 1071 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.