



43 MOORFIELD
Matlock, DE4 3HF
Offers in the region of £280,000

A spacious, link-detached family home, located in a popular residential area within easy reach of the town centre. Constructed in 1973, the property would benefit from some upgrading, and offers accommodation with: three bedrooms, family bathroom, generous dining lounge, kitchen, and large reception hallway with ground floor WC off. There are gardens to the front and rear, driveway parking and an integral 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 (4.5miles) 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 entrance door with sidelight panel, which opens to:

ENTRANCE HALLWAY

A spacious hallway with a front-aspect UPVC double-glazed window with obscured glass, central heating radiator, telephone point, and staircase rising to the upper floor accommodation. There is ample space within the hallway to create a study area etc. A door opens to:

GROUND FLOOR WC

With a side-aspect double-glazed window with obscured glass, and suite with low-level flush WC, and corner-mounted wash hand basin.

From the hallway, a pair of sapele doors open to:

DINING LOUNGE

A spacious room with dual-aspect UPVC double-glazed windows, the rear picture window with views over the gardens and the surrounding properties to the open countryside that surrounds the town. The room has central heating radiators, television aerial point, and a wall-mounted coal-effect electric fire. A door leads to:



KITCHEN

Having a rear-aspect double-glazed window overlooking the gardens. A glazed entrance door opens onto the side of the property and a further door opens back to the reception hallway. Currently, the kitchen is fitted with a range of floor and wall-mounted cupboards and there is a stainless sink unit, space and connection for a gas cooker, an automatic washing machine, and a fridge-freezer. The washing machine currently installed is included in the sale. Sited within the kitchen is the Glow-worm gas-fired boiler, which provides hot water and central heating to the property.



From the hallway, a staircase rises to:

FIRST FLOOR LANDING

Having a side-aspect UPVC double-glazed window with obscured glass, a loft access hatch, and doors opening to:

BEDROOM ONE

With a rear-aspect double-glazed window overlooking the enclosed rear garden and with views over the town to the hills beyond. The room has a central heating



radiator, and a range of built-in wardrobes with hanging rails and shelving.

BEDROOM TWO

Having a front-aspect double-glazed picture window and central heating radiator.

BEDROOM THREE

With a front-aspect double-glazed window, central heating radiator, and storage cupboard over the head of the stairs.

FAMILY BATHROOM

Being partially-tiled and having a rear-aspect window with obscured glass. Suite with: panelled bath with Mira mixer shower over; pedestal wash hand basin; and low-level flush WC. There is a central heating radiator.

OUTSIDE

To the front of the property is an area of garden, laid to lawn. A driveway gives access to the integral garage, and a pathway leads to the entrance door. Pathways run down either side of the property to an enclosed rear garden with a southerly aspect, being mainly laid to lawn, with rose bushes and a flagged seating area immediately to the rear of the property.

GARAGE 5m x 2.44m

Having power, lighting, and an up-and-over vehicular access door.

SERVICES AND GENERAL INFORMATION

- All mains services are connected to the property.
- For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
- For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

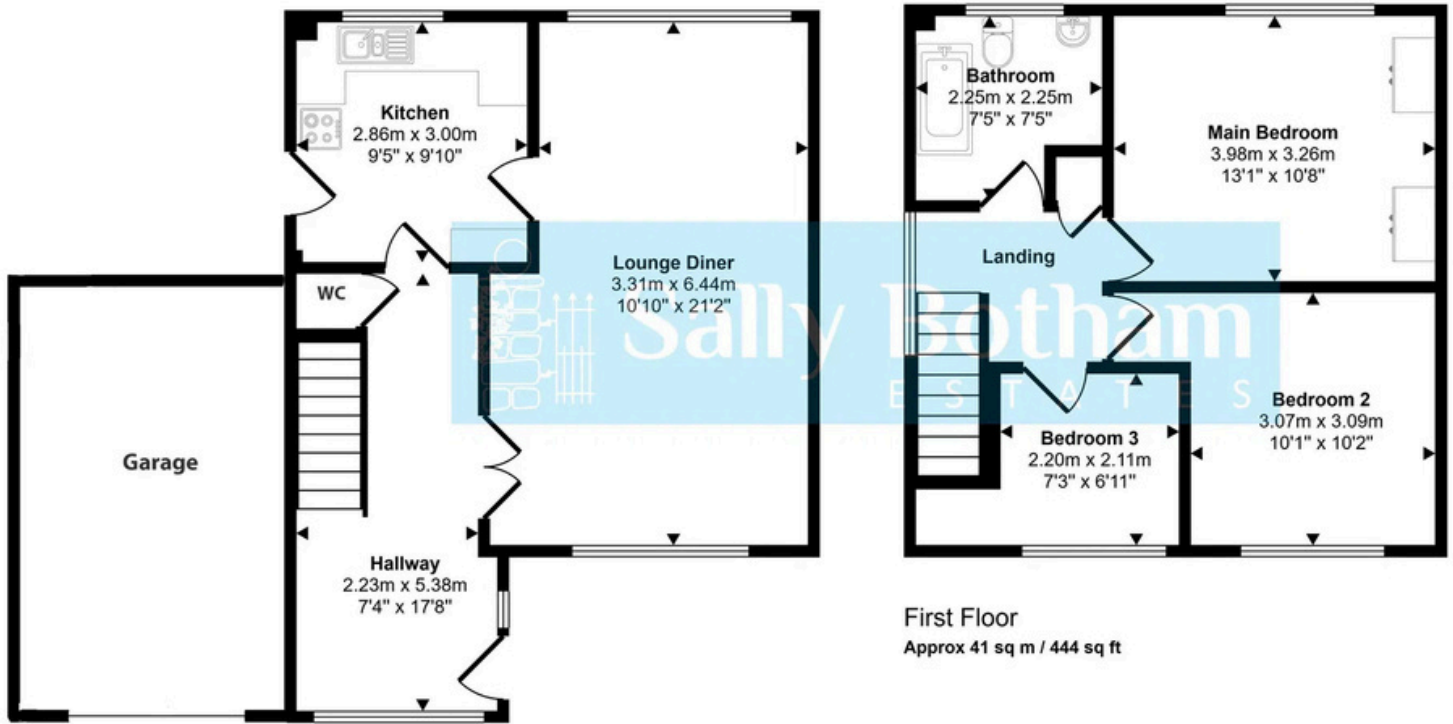
COUNCIL TAX BAND (Correct at time of publication) 'D'

DIRECTIONS

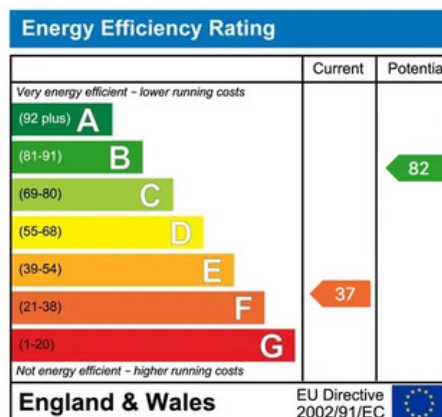
Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right-hand bend, take the left turn into Cavendish Road, then the third right into Wolds Rise, take the first right into Moorfield and right fork where the property can be found on the right-hand side.



Approx Gross Internal Area
87 sq m / 937 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.