



Sally Botham
ESTATES

6 DAYSMILL CLOSE
Matlock, DE4 3NP
£380,000









A well-presented, deceptively spacious family home, with beautiful views throughout over the surrounding countryside. The property is located in a quiet and friendly area within easy reach of the town centre, with accommodation offering: four good-sized bedrooms; family bathroom, with separate WC; ground-floor WC; generous living room with patio doors with lovely views of the area and opening to the garden space; kitchen with breakfast bar overlooking the delightful surrounding hills; and dining room with exposed stone wall. The garden offers areas of paving and lawn, with greenhouse and shed, along with access to the study/hobby room and the garage. A driveway provides further off-road parking, with space for up to three cars.

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 UPVC half-glazed entrance door with sidelight window, which opens to:

ENTRANCE PORCH

Housing the burglar alarm system, electric meter cupboard, and fuse box. A further door leads to:

HALLWAY

Having a central heating radiator with thermostatic valve and an understairs storage cupboard with a light. The hallway has two panelled doors, one leading to:

LIVING ROOM

A bright and spacious room with a feature fireplace housing an electric log-effect stove. The sliding patio doors provide a stunning view of the surrounding hillside and allow natural light to flood the room, and opening onto the patio to the rear of the property. There is a television aerial point, wall-lamp lights, central heating radiator with thermostatic valve, and a side-aspect double-glazed picture window. A panelled door leads to:

SNUG

With laminate flooring continuing from the living room, a front-aspect double-glazed

UPVC window, a central heating radiator with thermostatic valve, and a fibre broadband connection.

From the hallway, a second panelled door opens to:

KITCHEN

Having wall-mounted and under-counter cupboards and a wood-effect countertop, with an inset stainless one-and-a-half bowl sink with mixer tap and draining rack. Above the sink is a front-aspect double-glazed UPVC window looking out onto the neighbouring properties. The five-burner Kenwood gas stove and extractor fan are set within the counter space and there is spaces for further white goods, including plumbing for a dishwasher if required. There is a large rear-aspect borrowed-light picture window set above the breakfast bar, providing lovely views and light to the kitchen from the rear porch. There are downlight spotlights and central heating radiator with thermostatic valve. An opening leads to:

DINING ROOM

Having a feature exposed-stone with high-level windows with obscured glass. There is a further rear-aspect double-glazed window with similar views to the kitchen, giving the dining room a light and open feel. There are wall and ceiling light points, and a central heating radiator with thermostatic valve.

A panelled door leads to a small inner hallway, where doors open to:

DOWNSTAIRS WC

With a low-level flush toilet, wall-mounted sink with tile splashback, and front-aspect window with obscured glass.

UTILITY ROOM

Having wall-mounted and under-counter cupboards, stainless sink, and space and connection for a washing machine and a tumble dryer. The room houses the Baxi combination boiler, which is three years old with a full-service history. A ceiling-mounted clothes airer makes great use of the space. The side-aspect double-glazed UPVC windows and door lead to the property's passage down the side of the house, which leads to the front of the property in one direction or the garden in the other.

A further door from the kitchen leads to the stairwell, with stairs rising to:

FIRST FLOOR LANDING

Having a spacious linen cupboard and a loft-access hatch. Five panelled doors, all with borrowed light windows above, lead from the hallway to:

BEDROOM ONE

A double bedroom with rear-aspect doubled-glazed UPVC window, affording the room has amazing views and lots of natural light. There is a central heating radiator with thermostatic valve, and plenty of storage space.

BEDROOM FOUR

With a side-aspect double-glazed UPVC window and central heating radiator with thermostatic valve. A single bedroom, the room is currently used as a home office.

BEDROOM THREE

With a front-aspect double-glazed UPVC window and a central heating radiator with thermostatic valve, bedroom three is a double bedroom, similar to bedroom one.

FAMILY BATHROOM

A fully-tiled room, having a suite with: hand wash basin with a mixer tap, set within a storage cupboard unit; panelled bath with mixer shower overhead and glass shower screen. There are downlight spotlights, extractor fan, ladder-style towel radiator, and a front-aspect glass window with obscured glass.

UPSTAIRS WC

A separate room to the bathroom, the WC is fully-tiled. There is a close-coupled dual-flush toilet, central heating radiator with thermostatic valve, and window with obscured glass.

BEDROOM TWO

Having a rear-aspect doubled-glazed UPVC window and central heating radiator with thermostatic valve.

From the stairwell on the ground floor, a half-glazed wooden door leads to:

REAR PORCH

Having a quarry-tiled floor and benefiting from electric points, the rear porch has the borrowed-light window looking into the kitchen, along with double-glazed UPVC windows and door that opens to:

REAR GARDEN

The area of garden that backs onto the property is multi-levelled patio area, surrounded by fences for privacy, with lots of space for garden furniture to look at the view of the surrounding hills.

To the left, a break in the shrubbery and trellis allows access to an additional area of garden, mainly laid to lawn. Paving stones lead to the shed at the bottom and there is a greenhouse tucked away in a sun-trapped area of the garden.

Half-glazed French doors open to:

STUDY/HOBBY ROOM

Having electricity and lighting, this room could serve a variety of functions and needs. A door with stained glass opens to:

GARAGE

With electricity and lighting. The garage is big enough for one car and houses the gas meter.

A gate leads down the side of the property past the utility room and leads to:

FRONT GARDEN

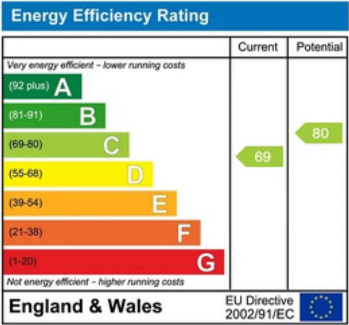
A driveway leads from the road up to the car port and garage, where up to three cars can be parked on the external drive and one in the garage. There are lawn and paved areas, and a covered area when entering the property.

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

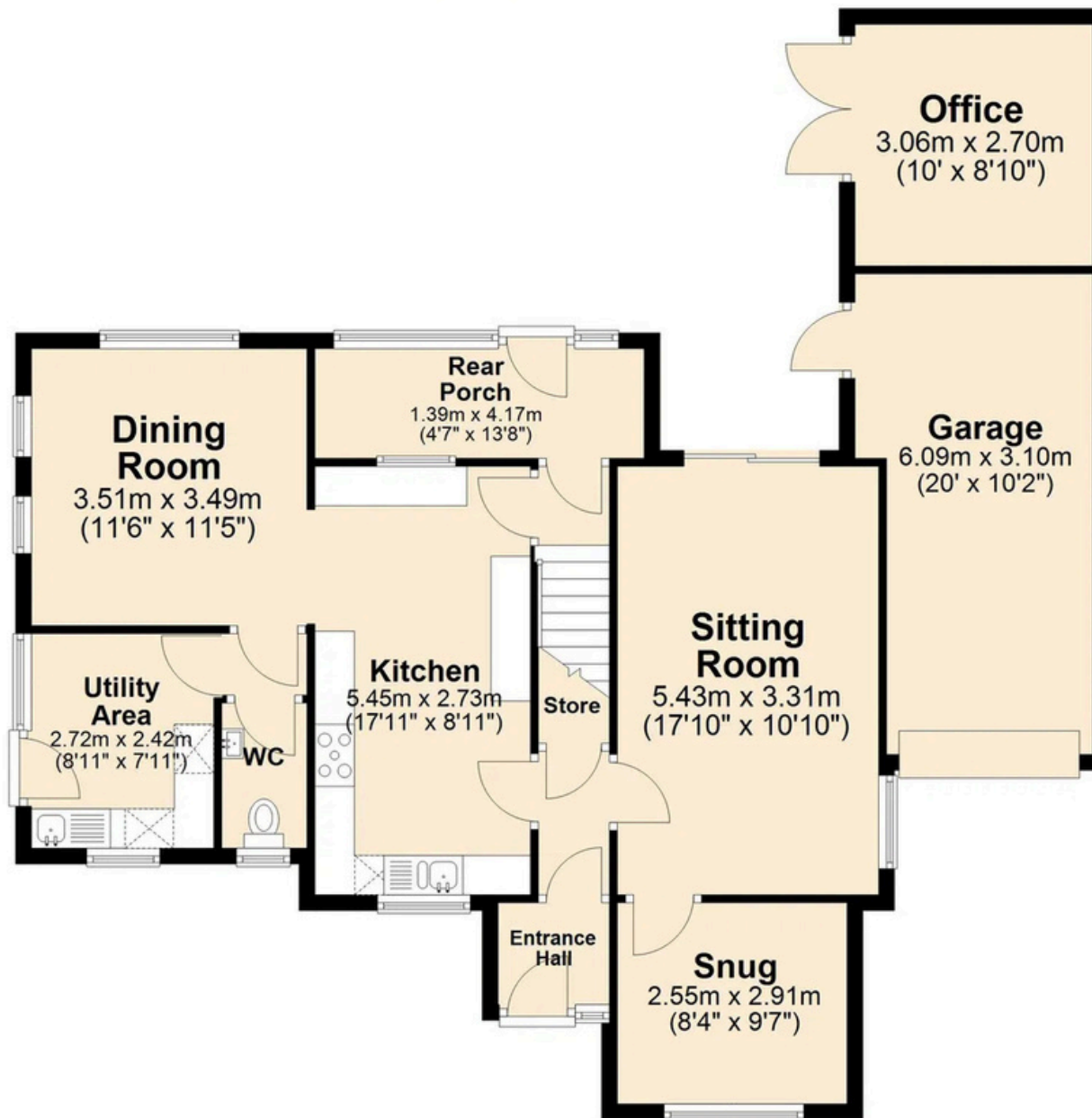
TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) ‘E’



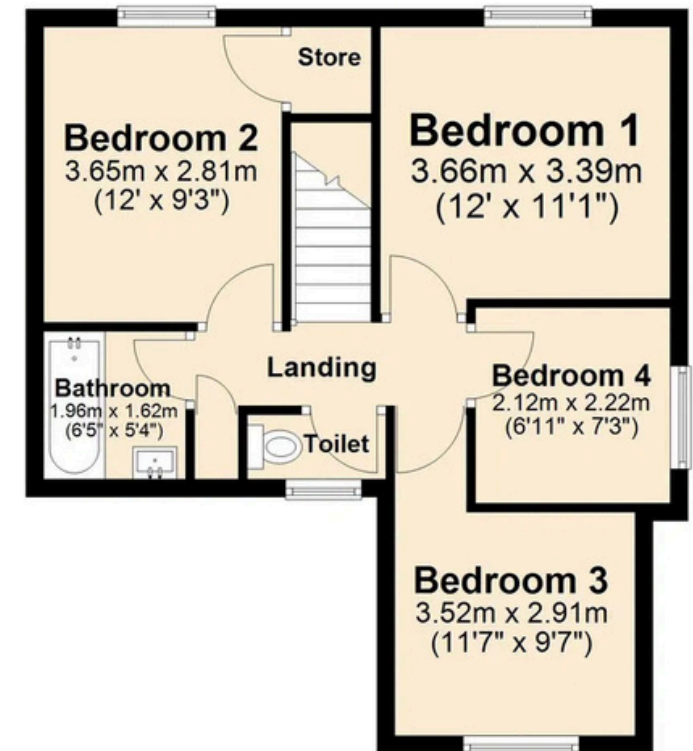
Ground Floor

Approx. 104.2 sq. metres (1121.5 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.4 sq. feet)

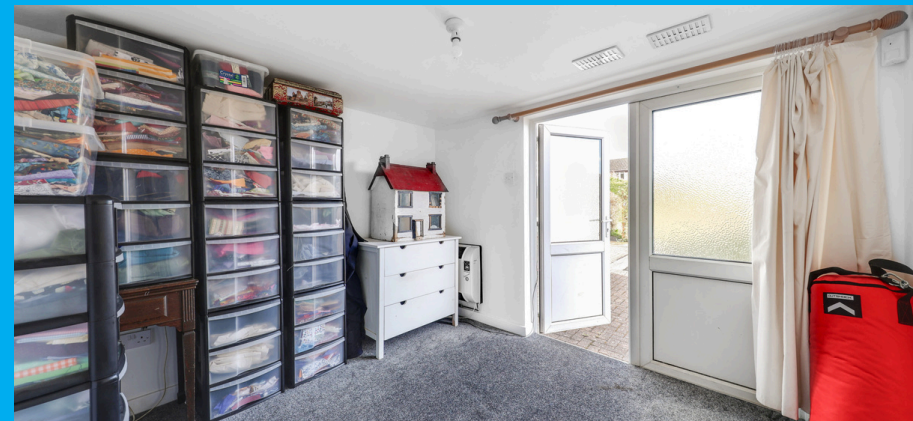


Total area: approx. 151.0 sq. metres (1624.8 sq. feet)









enquiries@sallybotham.co.uk
01629 760899