



Sally Botham
ESTATES

1 ROCKSIDE MEWS
Wellington Street, Matlock, DE4 3RW
£400,000









A superbly-appointed, versatile, townhouse property, ideally located in a prominent position overlooking the town and the surrounding open countryside. The immaculately presented accommodation is set over three floors and offers: four bedrooms; family bathrooms; Jack and Jill en-suite; ground floor WC; generous dining kitchen; and spacious sitting room with a balcony enjoying the far-reaching views. There is an area of private garden and a parking space with an EV charging point. The property is fitted with photovoltaic solar panels and has recently undergone extensive upgrading with a new high-quality kitchen fitted by a reputable local firm, new central heating system, some replacement windows, and external rainwater gutters. Built in the grounds of the grade II listed former Rockside Hydro the property has use of the communal gardens and visitor parking spaces.

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 entrance door, which opens to:

RECEPTION HALLWAY

Having an elegant contemporary staircase rising to the first floor accommodation with brushed stainless balustrades. The hallway has light oak flooring, downlight spotlights, and a central heating radiator with thermostatic valve. Panelled doors open to:

GROUND FLOOR WC

With ceramic tiles to the floor, contemporary wash hand basin with pillar tap, and a concealed-cistern dual-flush WC. There is a dual-fuel chrome-finished towel radiator, downlight spotlights, and an extractor fan.

DINING KITCHEN

A spacious room with dual-aspect double-glazed windows taking advantage of the southerly aspect and the fine far-reaching views over the town towards Riber Castle. The room has light oak flooring, following through from the reception hallway, and a good range of contemporary units with cupboards and deep pan drawers set beneath a worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a contemporary one-and-a-

half bowl sink with mixer tap having a flexible vegetable spray, and a Neff induction ceramic hob with central extraction unit. Fitted within the kitchen is a Neff eye-level electric oven with a hideaway door. Integral appliances include: fridge-freezer, slimline dishwasher, and Neff integral washing machine. The kitchen has pull-out larder unit, carousel corner units, and broad cutlery drawers. The room has a central heating radiator with thermostatic valve, downlight spotlights, and a point for a wall-mounted TV. There is a secondary wall-mounted electric panel heater connected to the photovoltaic system.

STUDY / FAMILY ROOM / BEDROOM FOUR

Having recently-fitted rear-aspect double-glazed escape windows enjoying views over the town to the open countryside of the Derwent valley. The room has light oak flooring, downlight spotlights, television aerial point, telephone point, and central heating radiator with thermostatic valve. This room would make an ideal ground-floor bedroom using the WC as an en-suite.

From the hallway, a staircase – with a useful under-stair storage cupboard housing the tumble dryer – rises via a half-landing, with floor-to-ceiling mirrors, to:

FIRST FLOOR LANDING

Having a central heating radiator with thermostatic valve, and panelled doors opening to:

SITTING ROOM

A generous room with front-aspect double-glazed doors with sidelight panels opening to a Juliet balcony, and side-aspect double-glazed doors with sidelight panels opening to a further balcony, from where there are superb views over the town and beyond. The room has light oak flooring, a feature brick wall with wall-mounted living-flame-effect electric fire. There is a point for a wall-mounted TV, downlight spotlights, and central heating radiators with thermostatic valves.

BEDROOM THREE

Having rear-aspect double-glazed windows and superb views towards the Heights of Abraham and Bonsall Moor. The room has a central heating radiator with thermostatic valve, light oak flooring, and a door opening to a useful deep storage cupboard housing the recently-fitted Worcester gas-fired boiler, which provides hot water and central heating to the property.

FAMILY BATHROOM

Being half-tiled with a ceramic tile floor and having front-aspect windows with obscured glass. Suite with: panelled bath with mixer shower over and glass shower screen; contemporary wash hand basin with pillar tap; and dual-flush concealed-

cistern WC. There is a chrome-finished ladder-style towel radiator, shaver point, and extractor fan.

From the first-floor landing, the staircase rises via a half landing to:

SECOND FLOOR LANDING

Having a rear-aspect Velux rooflight window and an access hatch opening to the loft space, which contains the battery storage units for the solar panels. From the landing, doors open to:

BEDROOM ONE

With a front-aspect double-glazed dormer window, and a pair of glazed doors with sidelight windows opening to a balcony with similar views to the sitting room. The room has light oak flooring, central heating radiator with thermostatic valve, downlight spotlights, and a television aerial point. A panelled door opens to:

JACK-AND-JILL SHOWER ROOM

With a front-aspect dormer window with obscured glass. The room is half-tiled with a ceramic tile floor and has a suite with: contemporary wash hand basin with waterfall tap, having storage drawers beneath; tiled shower cubicle with mixer shower with a monsoon rain head and handheld shower spray; dual-flush concealed-cistern WC. There is a shaver point, extractor fan, downlight spotlights, and a dual-fuel chrome-finished ladder-style towel radiator. A panelled door opens back to the second floor landing.

BEDROOM TWO

Currently used a dressing room with rear-aspect Velux rooflight windows. The room is fitted with an exceptionally good range of open-fronted wardrobes with hanging rails and shelving. The room has light oak flooring and a central heating radiator with thermostatic valve. There are free-standing island drawer units which could easily be removed to create space for a bed.

OUTSIDE

There is a parking space with an electric vehicle charging point, beyond which is an area of garden, ideal for sitting out and enjoying the views.

SERVICES AND GENERAL INFORMATION

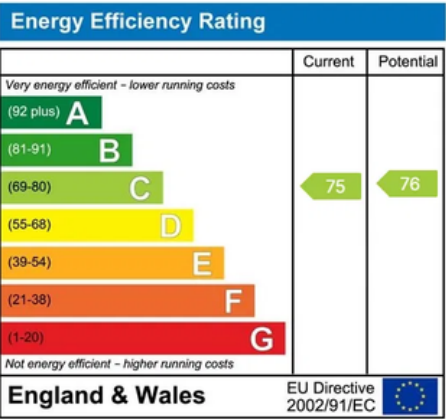
All mains services are connected to the property. Fibre broadband is connected to the property. The property is fitted with photovoltaic solar panels and there is an electric vehicle charging point.

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

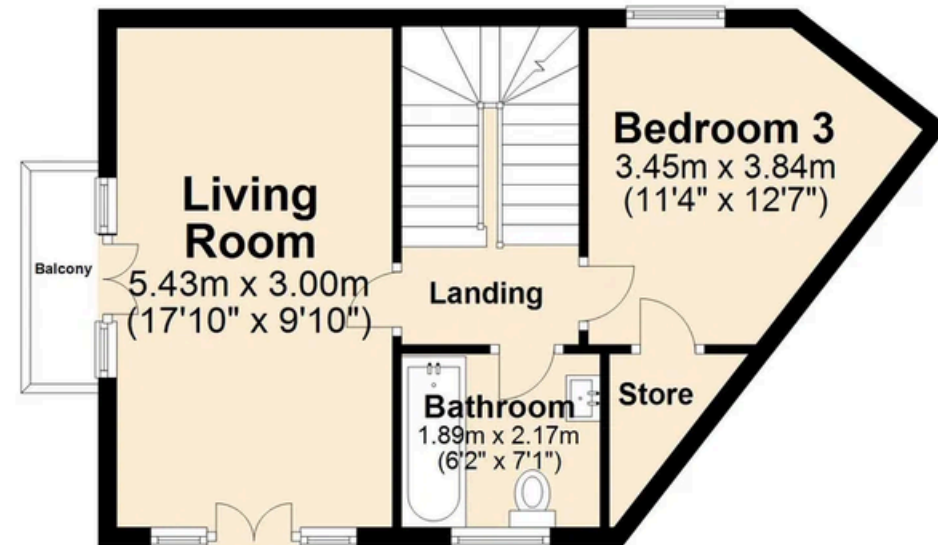
TENURE Freehold

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



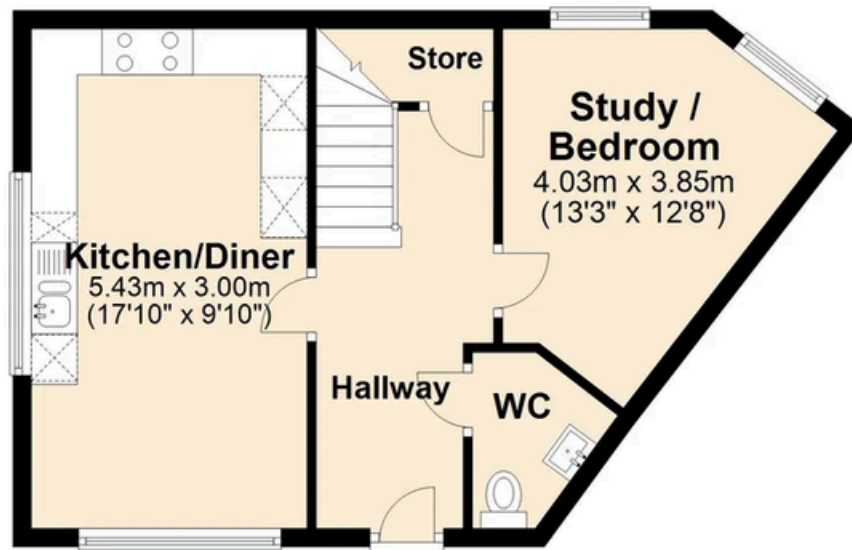
First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



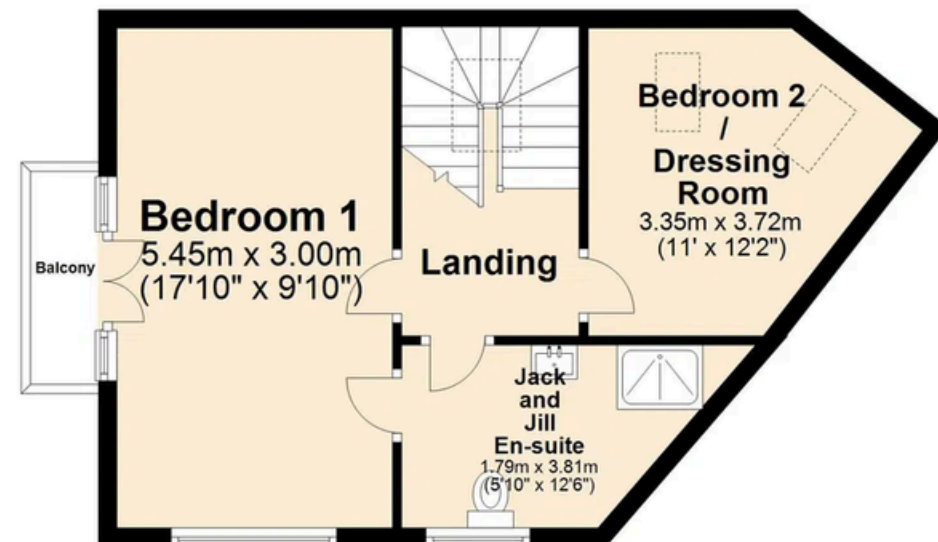
Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



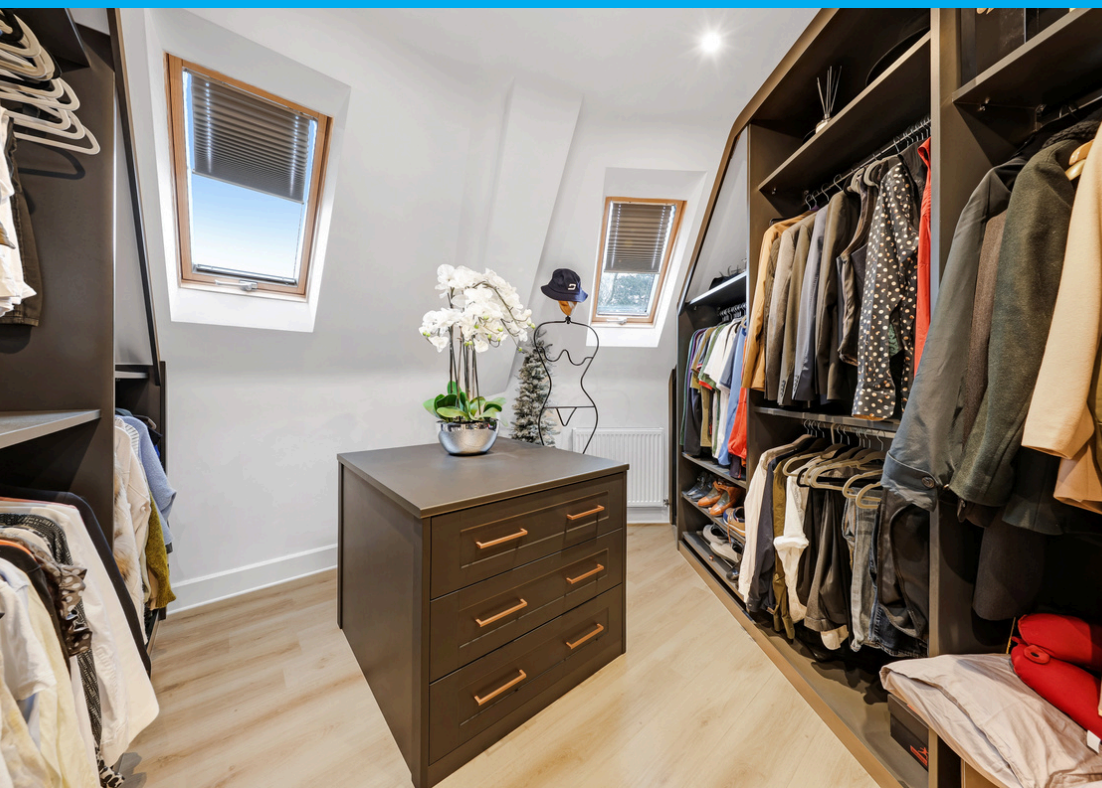
Second Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



Total area: approx. 118.9 sq. metres (1280.0 sq. feet)









enquiries@sallybotham.co.uk
01629 760899