



**Sally Botham**  
ESTATES

**3 MASSON VIEW**  
Bent Lane, Matlock, DE4 3LN  
£290,000









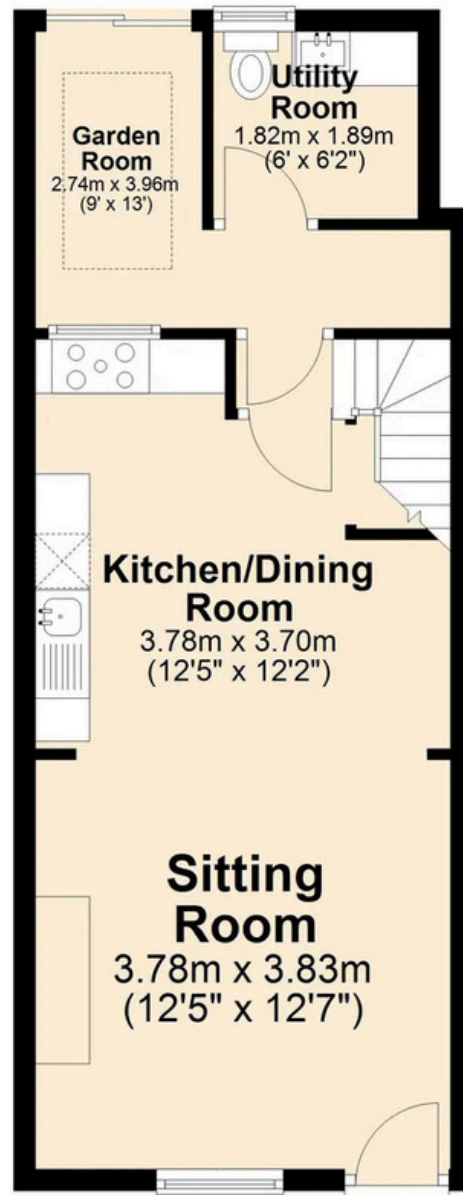






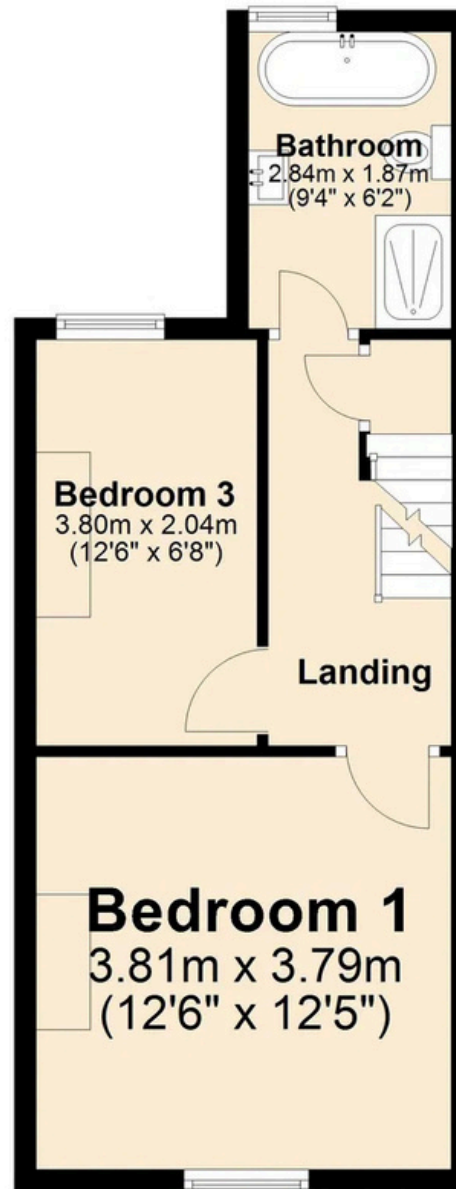
## Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



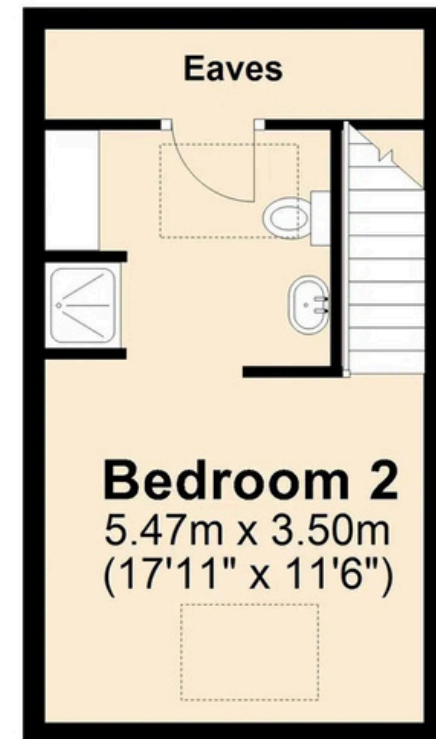
## First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



## Second Floor

Approx. 22.4 sq. metres (240.9 sq. feet)



Total area: approx. 97.3 sq. metres (1047.7 sq. feet)



**A superbly presented, completely refurbished, mid-row property, occupying an elevated position with commanding and far-reaching countryside views. Ideally located on the outskirts of the town, just a few minutes' drive from excellent amenities. The property has recently undergone total refurbishment and has accommodation set over three floors, offering: three bedrooms, en-suite and family bathrooms, spacious open-plan living dining kitchen, utility room, and garden room. There are gardens to front and rear.**

**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 glazed entrance door with overdoor light, which opens to:

#### **OPEN-PLAN LIVING-DINING-KITCHEN**

Having front-aspect UPVC double-glazed windows taking advantage of the southerly aspect and the commanding far-reaching view over the Derwent Valley. The room has natural stone flags to the floor, and an original fireplace within an exposed brick and stone chimney piece, housing a multi-fuel stove. To the side of the chimney are rustic open-display shelves. The room has vertical column central heating radiators with thermostatic valves. There is a television aerial point and fibre broadband to the property. To the kitchen area, the room is fitted with a range of units with cupboards and drawers set beneath a stainless worksurface with an inset sink with mixer tap and flexible vegetable spray. There are wall-mounted storage cupboards, glass-fronted display cabinets, and open-display shelves. The kitchen area of the room has a borrowed-light window to the garden room, and sited within the kitchen is a Belling range-style cooker with a five-burner hob, double oven, and grill. Fitted within the kitchen is a Kenwood 12-place-setting dishwasher. The American-style side-by-side fridge-freezer is available by separate negotiation. There is ample space within the kitchen for a dining table, and the room is illuminated by downlight spotlights, with a pendant fitting over the table. There is a useful under-stairs storage space. A contemporary oak door leads to:

#### **INNER HALLWAY**

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

#### **REAR LOBBY**

Having a pantry area with fitted shelving and downlight spotlights. An opening leads to:

#### **GARDEN ROOM**

With double glazed sliding patio doors opening onto the rear of the property, and a glazed roof panel flooding the room with natural light. There are feature exposed stone walls, stone flags to the floor with under-floor heating, and a column central heating radiator with thermostatic valve.

From the lobby area, an oak panelled door opens to:

#### **UTILITY/ WC**

With a rear-aspect UPVC double-glazed window with obscured glass, stone flags to the floor with under-floor heating, and oak-fronted storage cupboard with polished granite worksurface having a hand basin with mixer tap, and flexible spray. There is a dual-flush close-coupled WC. The room has coat hanging space, central heating radiator with thermostatic valve, and sited within the room is the newly fitted combination gas-fired boiler, which provides hot water and central heating to the property. There is space and connection for a washing machine.

From the inner lobby, a quarter-turn staircase rises to:

#### **FIRST FLOOR LANDING**

An L-shaped landing with a rustic timber balustrade constructed from original roof timbers, removed from the property during the renovations. There is a vertical column central heating radiator, and contemporary oak panelled doors opening to:

#### **BEDROOM ONE**

Having front-aspect UPVC double-glazed windows with superb far-reaching views over the open countryside and wooded hills of the Derwent Valley. The room has an exposed-brick chimney piece with a fire opening, creating a display niche. There are a good range of built-in wardrobes providing hanging rails and shelving. The room has a pair of vertical column central heating radiators with thermostatic valves.

#### **BEDROOM THREE**

With a rear-aspect UPVC double-glazed window overlooking the garden and the fields beyond. Again, the room has a feature exposed-brick chimney breast and fire opening, creating a display niche. There is a vertical column central heating radiator with thermostatic valve.



## FAMILY BATHROOM

With rear-aspect double-glazed window with obscured glass, natural stone flags to the floor, and newly-fitted contemporary suite with: standalone bath with floor-mounted pillar taps and handheld shower spray; contemporary wash hand basin with storage cupboards beneath; dual-flush close-coupled WC; and tiled shower cubicle with mixer shower, having a monsoon rain head and handheld shower spray. The room has a column central heating radiator with thermostatic valve, and an extractor fan.

From the landing, a further door opens to a staircase, which rises to:

## SECOND FLOOR BEDROOM (BEDROOM TWO)

Built into the shape of the roof, with dual-aspect Velux-style rooflight windows, flooding the room with natural light and enjoying the superb far-reaching countryside views. The bedroom has an en-suite area, having a suite with: tiled shower cubicle with mixer shower, having monsoon rain head and handheld shower spray; circular wash bowl with pillar tap set upon an oak wash stand; dual-flush close-coupled WC; and dressing area with worksurface and fitted mirror. A door opens into a useful deep eaves storage space. The room has a vertical column central heating radiator with thermostatic valve.

## OUTSIDE

To the front of the property is a raised seating area, taking advantage of the southerly aspect. To the rear of the property is a communal walkway serving the properties, beyond which a stepped pathway rises to an area of garden designed to be low maintenance, with borders stocked with ornamental shrubs, rosemary, and lavender. Access via the back of the property is for numbers 3 and 4 only.

## 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

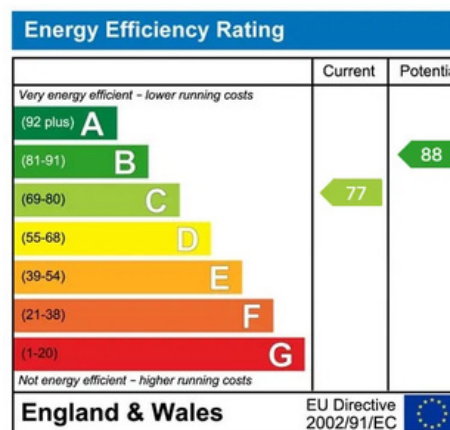
For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

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

## DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Bakewell: take the first right turn into Dimple Road. Follow the road up the hill, turning right at the T junction. Turn immediately left onto Farley Hill. Opposite the second left (Burnett Lane), turn right into Bent Lane, where the property can be found.



### 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.





















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