



6 WELLINGTON CLOSE
Matlock, DE4 3GE
£292,500

A newly refurbished semi-detached bungalow, ideally located in a popular residential area within easy reach of the town centre amenities. Finished to a high standard with quality fixtures and fittings, the accommodation offers: three bedrooms, family shower room with level-entry shower cubicle, spacious living room, and newly-installed fitted kitchen. There are gardens to the front and rear, driveway providing off-road parking, and a detached 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.



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

RECEPTION HALLWAY

Having an inset matwell, services meter cupboard, and BT Open Reach master socket. Contemporary light oak doors open to:

KITCHEN

With dual-aspect UPVC double-glazed windows overlooking the front garden and driveway, and a half-glazed entrance door opening onto the side of the property. The kitchen is fitted with a good range of shaker-style units in a paint-effect finish, with cupboards and drawers set beneath a timber-effect worksurface with a matching up-stand. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, and a four-burner gas hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. There are deep pan drawers, space and connection for an automatic washing machine, space for a dishwasher, space for a fridge-freezer, and for further white goods. The room is illuminated by downlight spotlights and there is a contemporary vertical central heating radiator. The room has wood-effect vinyl flooring and an inset matwell.



LIVING ROOM

A delightfully spacious room with a front-aspect UPVC double-glazed picture window overlooking the garden and driveway to the front of the property. The room has central heating radiators with thermostatic valves, a television aerial point, and inset downlight low-energy spotlights. A contemporary oak panelled door opens to:



INNER HALLWAY

Having a loft access hatch with a retractable ladder opening to a large loft space housing the newly-fitted combination gas-fired boiler which provides hot water and central heating to the property.

From the hallway, an oak panelled door open to a deep storage cupboard with slatted shelving, light, and power point. Further doors open to:

BEDROOM ONE

A spacious double room with rear-aspect UPVC double-glazed windows overlooking the newly landscaped rear garden. A pair of oak doors open to a deep storage cupboard with a slatted storage shelf.



BEDROOM TWO

Again with rear-aspect double-glazed picture windows overlooking the garden, and with views to the wooded hills of the Derwent Valley. The room has a central heating radiator with thermostatic valve.

BEDROOM THREE

Having a side-aspect picture window, and central heating radiator with thermostatic valve.

FAMILY BATHROOM

A fully-tiled room with a side-aspect double-glazed window with obscured glass, and a newly fitted contemporary suite with: level-access shower cubicle with mixer shower, having a monsoon rain head and handheld shower spray; semi-countertop wash hand basin with pillar tap and storage cupboards beneath; and concealed-cistern dual-flush WC. There is a ladder-style towel radiator, downlight spotlights, and an extractor fan.

OUTSIDE

The property is approached via a driveway, providing off-road parking for several vehicles and giving access to the garage. To the front of the property is an area of garden laid to lawn, with corner borders with ornamental shrubs and flowering plants. To the rear of the property is a delightful level garden with a central lawn and borders stocked with a good variety of ornamental shrubs and flowering plants. There are two flagged seating areas, one of which has a pergola to support climbing plants.

GARAGE 4.9m x 2.7m

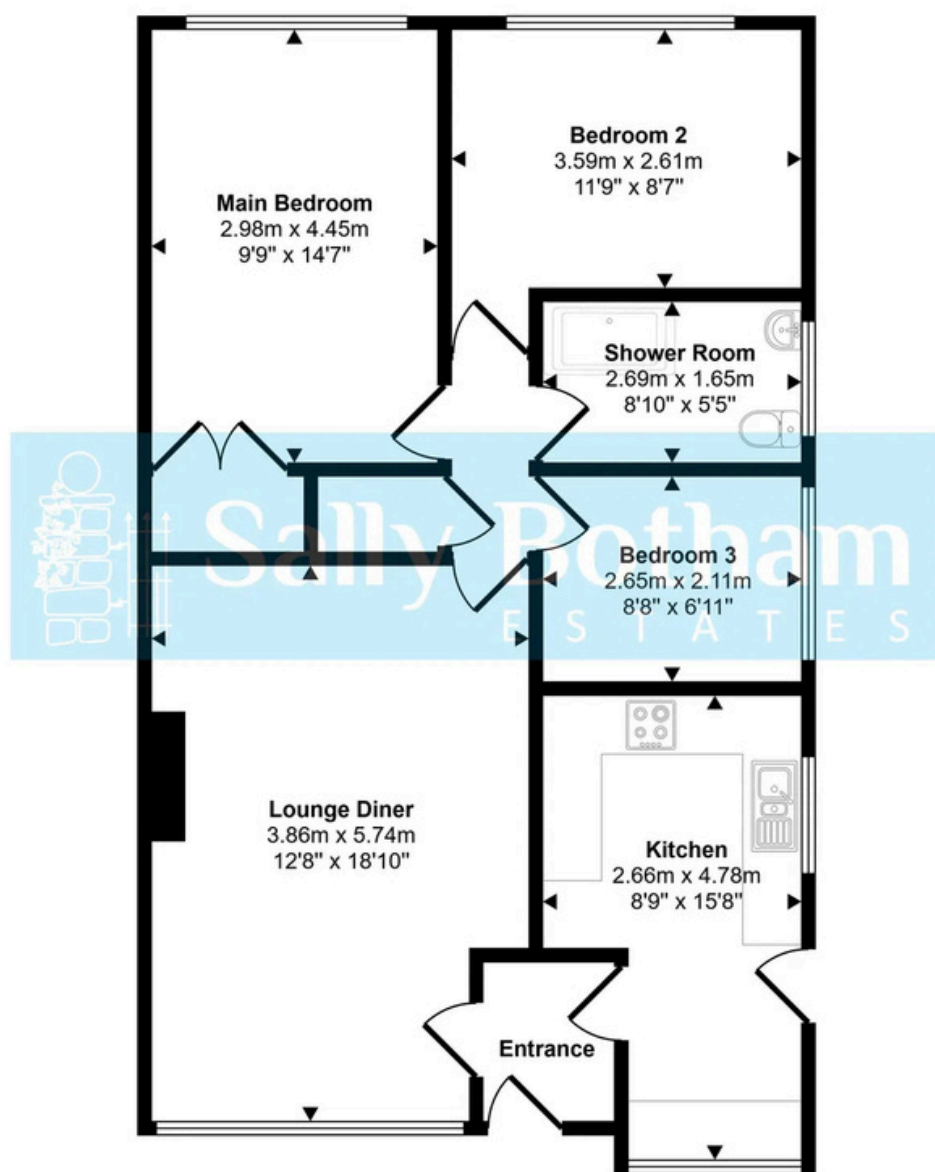
A detached brick-built single garage with an up-and-over vehicular access door, rear-aspect window, power, and lighting.

The property has low-maintenance barge boards and soffits, outside lighting on PIR sensors, and an outside water supply.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approx Gross Internal Area
76 sq m / 818 sq ft



Floorplan

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.