



107 METTESFORD
Matlock, DE4 3EB
£175,000

A semi-detached family home, ideally located on the outskirts of the town with commanding views over the surrounding open countryside yet within easy reach of local amenities. The accommodation offers: three bedrooms, family shower room, sitting room, dining room, and fitted kitchen. There are gardens to the front, side 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 half-glazed UPVC entrance door, which opens to:

RECEPTION HALLWAY

Having coat hanging space, a central heating radiator, and staircase rising to the upper floor accommodation. A panelled door opens to:

SITTING ROOM

Having a front-aspect UPVC double-glazed picture window overlooking the garden. The room has wood-effect laminate flooring, central heating radiator with thermostatic valve, and telephone point with broadband facility. A panelled door leads to:



KITCHEN

A spacious kitchen with rear-aspect double-glazed picture windows with views over the surrounding properties to the wooded hills that surround the town. A half-glazed entrance door opens onto the side of the property. The room has ceramic tiles to the floor, and a range of cupboards and drawers set beneath a granite-effect worksurface. There is a wall-mounted double storage cupboard. Set within the worksurface is a stainless sink and drainer. Beneath the worksurface, there is space and connection for an automatic washing machine and space for an under-worksurface fridge. Sited within the room is the recently-fitted Worcester gas-fired boiler, which provides hot water and central heating to the property. The room has a central heating radiator with thermostatic valve, and a panelled door leading to:



DINING ROOM

With a rear-aspect double-glazed picture window with views to the wooded hillside of the Derwent Valley. The room has light wood-effect laminate flooring, and a central heating radiator with thermostatic valve.

From the reception hallway, a staircase rises to:

FIRST FLOOR LANDING

Having a side-aspect UPVC double-glazed window with pleasant views towards Ribber Castle. There is a loft access hatch, and doors opening to:



BEDROOM ONE

With front-aspect double-glazed windows overlooking the garden. The room has light wood-effect laminate flooring, a built-in storage cupboard with hanging rail and shelving, and a central heating radiator.

BEDROOM TWO

With rear-aspect double-glazed windows enjoying far-reaching views over the town to the countryside beyond. The room has a central heating radiator with thermostatic valve.

BEDROOM THREE

Having a front-aspect double-glazed window with similar views to bedroom one. The room has a central heating radiator.

FAMILY SHOWER ROOM

Having dual-aspect double-glazed windows with obscured glass. Suite with: double-width shower cubicle with mixer shower, having overhead monsoon spray, and handheld shower spray; contemporary semi-countertop wash hand basin with mixer tap, having storage cupboards beneath; and a concealed-cistern dual-flush WC. The room has a mirror-fronted bathroom cabinet, and a central heating radiator with thermostatic valve.

OUTSIDE

To the front of the property is an area of garden, mainly laid to lawn, with a gravelled hard-standing space. Lying to the side of the property is a decked seating area, taking advantage of the southerly aspect, and with views towards Riber Castle. To the rear of the property is an enclosed low-maintenance garden with gravel seating area, ideal for displaying pot plants. The property has an outside water supply.

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

- Management fee £15.99 per month - covers maintenance of communal areas

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



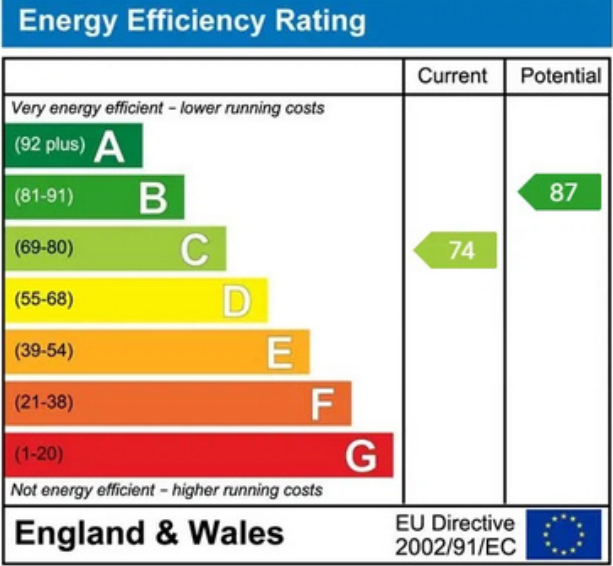
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For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

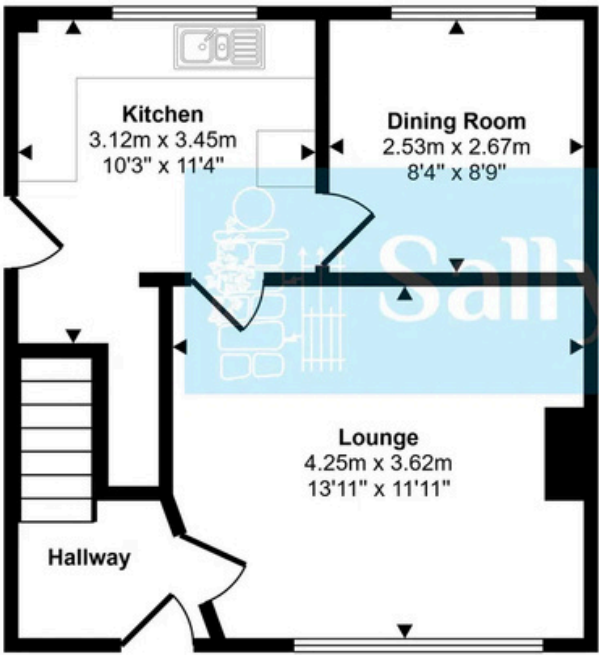
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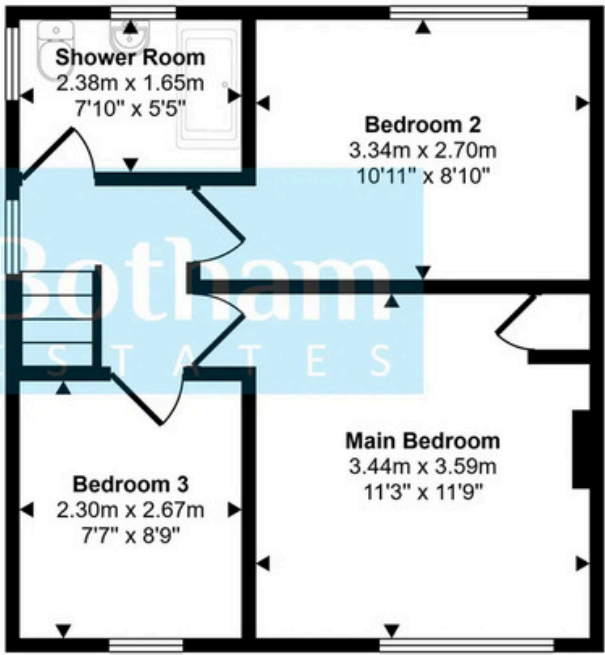
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Approx Gross Internal Area
76 sq m / 816 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft



First Floor
Approx 38 sq m / 410 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.