



**Sally Botham**  
ESTATES

Hillside Gardens, Matlock  
£320,000





Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

A spacious semi-detached, contemporary home offered with no chain. Set over 3 floors 3 beds, master en-suite, family bathroom, sitting room & good size dining kitchen. Delightful enclosed garden to the rear, off road parking & garage. Popular residential area with superb views, convenient for town centre of Matlock.

A spacious, semi-detached, contemporary family home, ideally located in a popular residential area within easy reach of the town centre. The accommodation is set over three floors and offers three bedrooms, master en-suite, family bathroom, sitting room and good size dining kitchen. There is a delightful, enclosed garden to the rear of the property, off road parking and 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 panelled entrance door, with floor length side light windows, which is protected by an open porch. The door opens to:

#### RECEPTION HALLWAY

An 'L' shaped hallway having a staircase rising to the first floor accommodation, front aspect UPVC double glazed window, central heating radiator and panelled doors opening to:

#### CLOAK ROOM

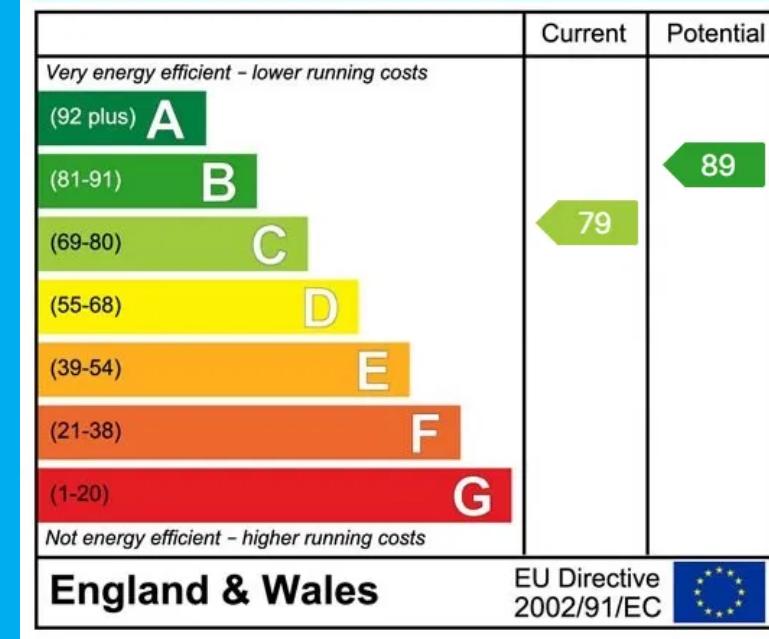
Having a suite with dual flush close coupled W.C. and corner pedestal wash hand basin. There is a central heating radiator with thermostatic valve and an extractor fan.

#### SITTING ROOM

With rear aspect double glazed window and double patio doors opening onto the enclosed rear garden. The room has a central heating radiator with thermostatic valve and television aerial point with satellite facility.



#### Energy Efficiency Rating



## **DINING KITCHEN**

A good size room with double glazed patio doors opening from the dining area onto the rear garden and a front aspect UPVC double glazed and leaded window with views over the surrounding properties to the wooded hills and open countryside of the Derwent Valley. The kitchen is fitted with a good range of units in a wood effect finish with cupboards and drawers set beneath a granite effect work surface with a tiled splashback. There are wall mounted storage cupboards with under cabinet lighting. The work surface returns to form a peninsular room divide and breakfast bar. Set within the work surface is a 1½ bowl sink with mixer tap and a 4-burner gas hob over which is a cooker hood. Beneath the hob is a Zanussi fan assisted electric oven. Integral appliances include 12-place setting dishwasher, fridge and freezer. Beneath the work surface there is space and connection for an automatic washing machine. Concealed within one of the cupboards is the combination gas fired boiler which provides hot water and central heating to the property. The room has a central heating radiator with thermostatic valve and television aerial point.

From the hallway a half turn staircase rises to:

## **FIRST FLOOR LANDING**

With a front aspect UPVC double glazed and leaded window taking advantage of the pleasant views afforded by the property.

Doors open to a linen cupboard with slatted storage shelving and a tank cupboard housing the hot water cylinder which is fitted with an immersion heater. Further doors open to:

## **BEDROOM TWO**

Having front aspect double glazed and leaded windows enjoying pleasant views over the surrounding open countryside. The room has a built-in storage cupboard with hanging rail and fitted shelf, central heating radiator with thermostatic valve and television aerial point.

## **BEDROOM THREE**

With rear aspect double glazed windows overlooking the gardens and with views over the surrounding properties to the wooded hills beyond. The room has a built-in wardrobe with hanging rail and storage shelf, central heating radiator with thermostatic valve and television aerial point with satellite facility.

## **FAMILY BATHROOM**

Having a rear aspect UPVC double glazed window with obscured glass. Suite with panelled bath, contemporary wall mounted wash hand basin and dual flush close coupled W.C. There is a ladder style towel radiator, shaver point and extractor fan.

From the landing a half turn staircase rises to:

## **SECOND FLOOR LANDING**

Where there is a front aspect Velux roof window, central heating radiator with thermostatic valve and panelled door opening to:

## **BEDROOM ONE**

Built into the shape of the roof with dual aspect dormer windows and further roof light windows, enjoying superb far reaching views over the wooded hills and open countryside of the Derwent Valley. The room has a central heating radiator with thermostatic valve, television aerial point with satellite facility and telephoned point. There are built-in wardrobes with sliding mirror fronts providing hanging space and storage shelving. A panelled door opens to:

## EN-SUITE SHOWER ROOM

With a rear aspect Velux roof light window, tiled shower cubicle with mixer shower, wall hung wash hand basin and dual flush close coupled W.C. There is a ladder style towel radiator and an extractor fan.

## OUTSIDE

To the front of the property is a forecourt garden mainly laid to lawn with borders ideal for flowering plants. A flagged pathway leads around the side of the property to a delightful enclosed rear garden with a flagged terrace and gravelled seating area immediately to the rear of the property where the doors open from the dining kitchen and the sitting room. Steps rise to two further terraces laid to lawn and a raised border with ornamental shrubs. A personnel gate opens onto the rear of the property where there is off road parking and a single garage within a garage block. The property has outside lighting and water supplies.

## PARKING

Garage and off road parking.

## 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) 'D'

## DIRECTIONS

Leaving Matlock Crown Square along the A6 towards Bakewell, turn right by the Premier Inn into Morledge, turn right at the T junction and follow the road up the hill and around to the left taking the left turn into Hillside Gardens. Park at the head of the cul-de-sac and take the footpath to the left where No 9 can be found overlooking the open grass area and Vale Rise. Vehicular access is to the rear of the property off Hillside Gardens.

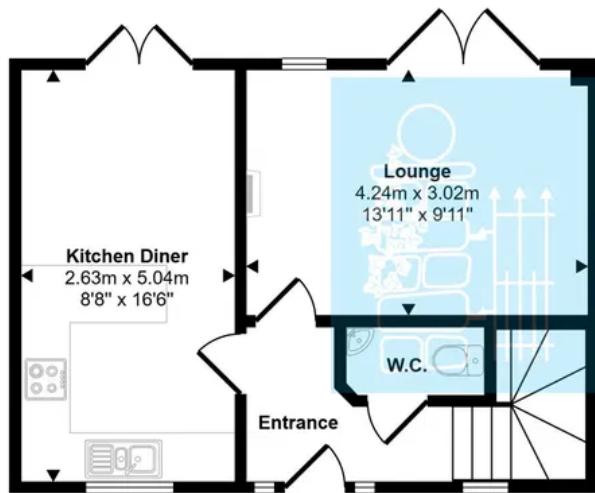
## ANTI-MONEY LAUNDERING

Please read - We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

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.

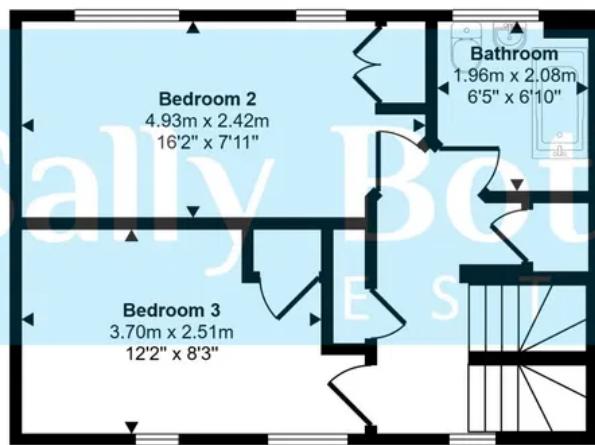




Ground Floor

Approx 35 sq m / 381 sq ft

Denotes head height below 1.5m



First Floor

Approx 36 sq m / 384 sq ft



Second Floor

Approx 36 sq m / 384 sq ft

Approx Gross Internal Area  
107 sq m / 1150 sq ft

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