



**Sally Botham**  
ESTATES

**ST KATHERINES**  
Grove Lane, Hackney, Matlock, DE4 2QF  
Offers in the Region of £795,000







An aerial photograph of a village nestled in a valley. In the foreground, there is a large, vibrant green field with a single tree in the center. To the left of the field, a tennis court is visible. In the middle ground, a cluster of houses is situated, including a prominent building with solar panels on its roof. The background features rolling green hills and a forested ridge under a blue sky with scattered clouds.

[CLICK HERE TO VIEW  
THE VIDEO TOUR](#)



















**An exceptionally well-presented and delightfully spacious detached family home, ideally located on the outskirts of the town, yet within easy reach of excellent local amenities. Standing in good-sized gardens and having superb far-reaching views, this exceptional property offers: four bedrooms, two bathrooms, spacious sitting room, large living room, well-equipped breakfast kitchen, ground-floor WC, and study/bedroom five. The property has ample off-road parking, a south-facing flagged terrace, and a good range of photovoltaic and evacuated tube solar panels with battery storage, which create a generous income and give the property an excellent EPC rating (A). There is a large log cabin-style summer house ideal as a leisure suite, home office etc.**

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

#### **RECEPTION HALLWAY**

Having a staircase rising to the upper-floor accommodation, ceramic tiles to the floor, central heating radiator, understairs storage cupboard, and cloak cupboard with slatted shelving and hanging rail. Contemporary oak panelled doors open to:

#### **BREAKFAST KITCHEN**

Having front-aspect UPVC double-glazed windows, enjoying views to the wooded hills and open countryside of the Derwent Valley. A pair of glazed doors open onto the side of the property. The room is fully tiled with a black mirror quartz floor. The kitchen is fitted with a good range of units in a cream high-gloss finish, with cupboards and drawers set beneath a black mirror quartz worksurface, with an inset one-and-a-half-bowl under-mounted sink with mixer tap. There are wall-mounted storage cupboards and wine rack. To the centre of the room is an island unit with an oversailing top, creating a breakfast bar, beneath which there are deep storage cupboards. Integral appliances include: 12-place-setting dishwasher, integral washing machine, and tumble dryer. Sited within the kitchen is Smeg range-style cooker with a five-burner gas hob, double oven, and grill, over which is an extractor canopy. The cooker is available by a separate negotiation, as is the American-style side-by-side fridge-freezer. The room is illuminated by downlight spotlights, and there is a point for a wall-mounted TV. A deep corner cupboard houses the Ideal Logic gas-fired boiler, which provides hot water and central heating to the property.

#### **SITTING ROOM**

Having a front-aspect UPVC double-glazed picture bay window enjoying the far-reaching views afforded by the property. Two further windows flood the room with natural light. There is a fine feature fireplace with a polished marble surround and and granite insert and hearth, housing an open grate. The room is illuminated by wall lamp points. There is a television aerial point and central heating radiator with thermostatic valve.

From the hallway, an arched opening leads to:

#### **INNER HALL**

Having a central heating radiator with thermostatic valve, large understairs storage cupboard and contemporary oak doors leading to:

#### **LIVING ROOM**

A delightfully spacious room with front-aspect UPVC double-glazed picture bay windows, having similar views to the sitting room. There are further dual-aspect windows overlooking the gardens. The room has central heating radiators with thermostatic valves, wall lamp points and ceiling-mounted projector and retractable cinema screen.

#### **STUDY**

A spacious room with a rear-aspect UPVC double-glazed window overlooking the enclosed rear gardens and the woodlands beyond. The room has light wood-effect laminate flooring, central heating radiator with thermostatic valve, and a range of fitted shelving. This room would make an ideal ground-floor bedroom, if not required as a study.

#### **GROUND FLOOR WC**

With a side-aspect UPVC double-glazed window with obscured glass, and ceramic tiles to the floor, following through from the hallway. Suite with dual-flush close-coupled WC, and pedestal wash hand basin, over which is an illuminated mirror. Sited within the room are the battery storage units for the photovoltaic solar panels. The room has a central heating radiator with thermostatic valve.

From the inner hallway, a further door opens to:

#### **REAR ENTRANCE LOBBY**

Having a UPVC double-glazed entrance door opening onto the rear of the property, and coat hanging space.

From the hallway, a staircase rises to a half-landing, where steps rise in either direction to:

#### **FIRST FLOOR LANDING**

With front-aspect UPVC double-glazed windows. On the landing, there are built-in storage cupboards, and contemporary oak panelled doors opening to:

#### **BEDROOM ONE**

Having a front-aspect UPVC double-glazed picture window, with views over the surrounding open countryside towards Stanton Moor and Oker Hill. The room has a good range of fitted wardrobes, providing hanging space and storage shelving, along with over-bed storage cupboards, and bedside cabinets. There is a matching dressing table. The room has a central heating radiator with thermostatic valve.



### FAMILY SHOWER ROOM

Being fully tiled with mirror quartz tiles, and a slate-effect ceramic tile floor. The room has a rear-aspect window with obscured glass. Suite with: concealed-cistern dual-flush WC; double-width shower cubicle with mixer shower, having a monsoon-style rain head and handheld shower spray; his-and-hers wash hand basins, with storage cupboards beneath and illuminated mirrors over, which incorporate shaver points. The room has a chrome-finished ladder-style towel radiator and downlight spotlights.

From the half-landing, steps rise to:

### SECOND LANDING

Again, with the front-aspect double-glazed windows with views towards Oker Hill. There is a loft access hatch and contemporary oak panelled doors opening to:

### BEDROOM TWO

Having a front-aspect UPVC double-glazed window taking advantage of the far- reaching view. The room has a central heating radiator with thermostatic valve, and a good range of built-in wardrobes, providing hanging space and storage shelving. There are open-display shelves.

### BEDROOM THREE

Again, with front-aspect double-glazed windows enjoying views over the open countryside that surrounds the area. The room has a good range of built-in wardrobes providing hanging space and storage shelving, along with open-display shelves and matching drawers. There is a central heating radiator with thermostatic valve.

### BEDROOM FOUR

Having a rear-aspect double-glazed window overlooking the enclosed garden, and with views to the wooded hills that surround the area. The room has a central heating radiator with thermostatic valve.

### FAMILY BATHROOM

Being fully tiled with mirror quartz tiles and having a slate-effect ceramic tile floor, rear-aspect window with obscured glass, and suite with: shower-bath, having side-fill taps and with mixer shower over with a monsoon rain head and handheld shower spray, and a glass shower screen; semi-countertop wash hand basin with storage cupboards beneath; and concealed-cistern dual-flush WC. The room is illuminated by downlight spotlights and there is a chrome-finished ladder-style towel radiator. A door opens to a tank cupboard housing the hot water cylinder, which is fitted with an immersion heater and connection to the evacuated tube solar panels.

### OUTSIDE

The property is approached via a gated driveway with electrically-operated gates, which lead to a generous parking area. Immediately to the front of the property is a raised flagged terrace, taking advantage of the southerly-aspect. A stepped flagged pathway gives access to the entrance door. A further pathway runs down the side of the property, from where steps rise to an area of garden, laid to lawn. To the top of the garden is a timber garden shed and a large SUMMER HOUSE – currently used a gym – having power, lighting, and a deep veranda. This would make an ideal hobby suite etc. The property has outside lighting, outside water supply, and an electric vehicle charging point.

### SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. There are photovoltaic solar panels with a battery storage providing electricity to the property with a feedback contract to the grid which creates an income (11 years remaining). There are evacuated tube solar panels, which supplement the hot water. Fibre broadband is connected.

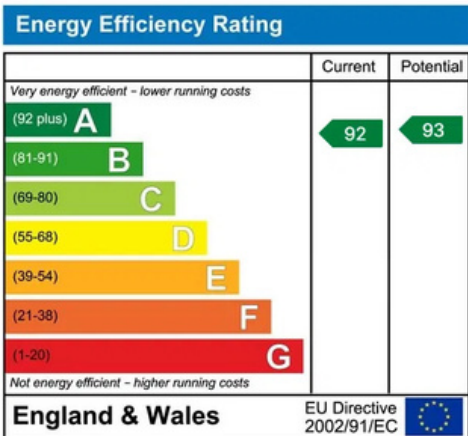
For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

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

### DIRECTIONS

Leaving Matlock along the A6 towards Bakewell: after passing the Whitworth Hospital, take the third right turn into Grove Lane, where the property can be found on the left-hand side.



#### 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

1002 sq ft (93.1 sq m.) approx



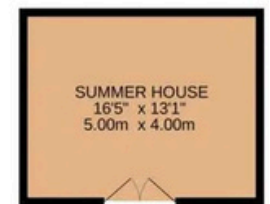
## FIRST FLOOR

814 sq ft (75.6 sq m.) approx



## SUMMER HOUSE

215 sq ft (20 sq m.) approx



TOTAL FLOOR AREA : 2031 sq.ft. (188.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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