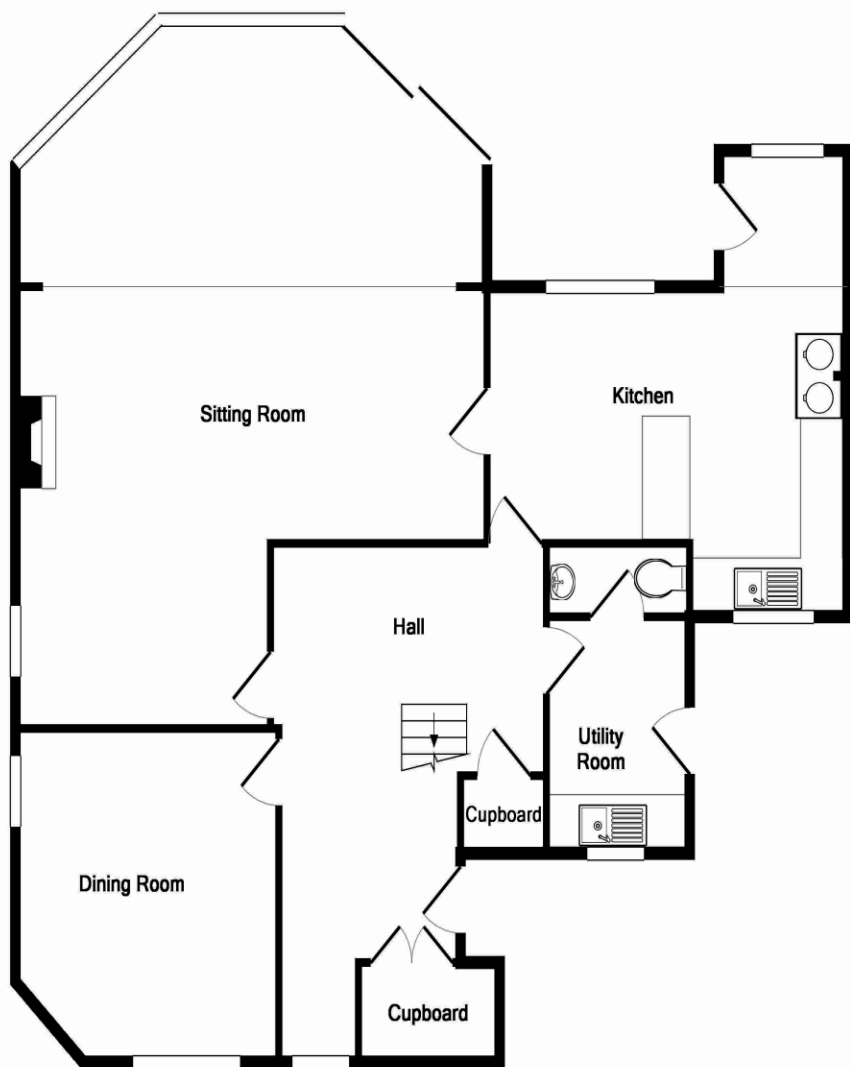


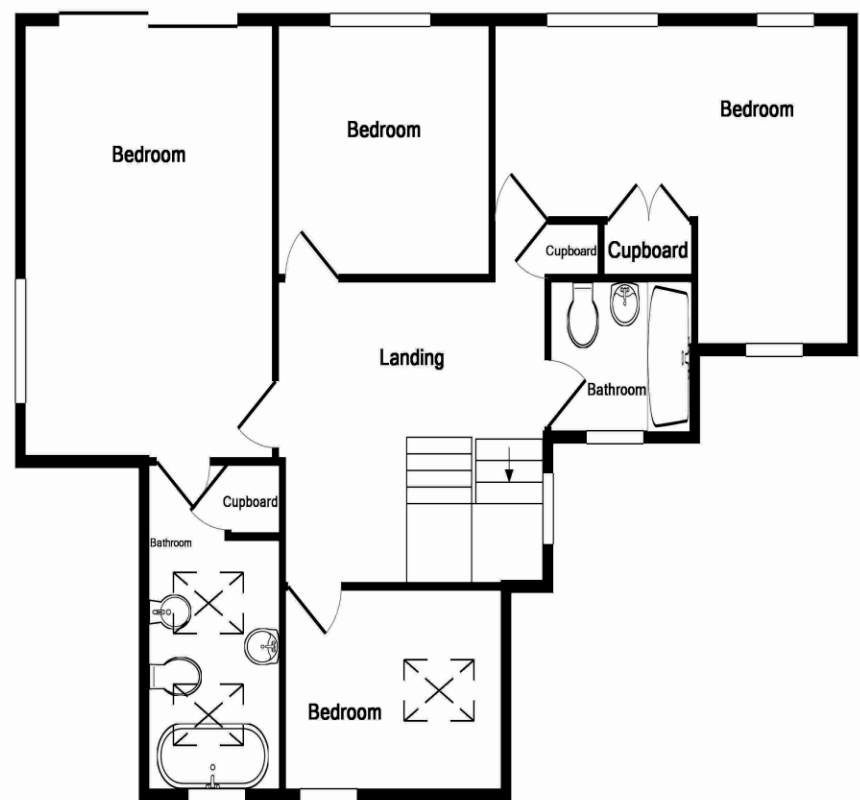


**Penrhos, 5 Hackney Road, Hackney, Matlock, DE4 2PW**  
**£650,000**





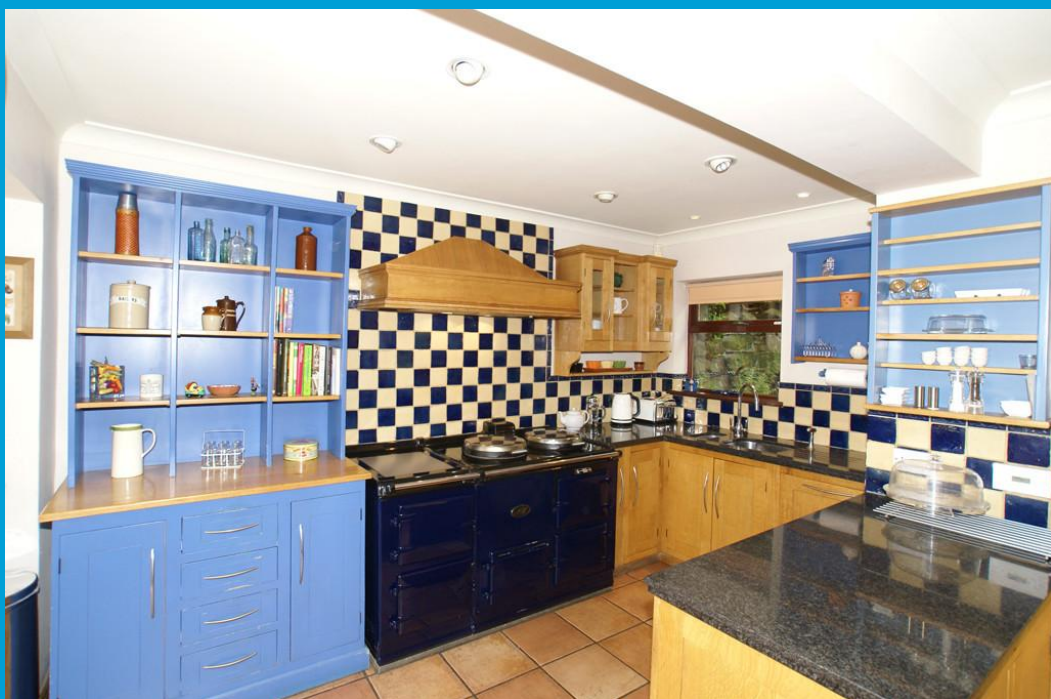
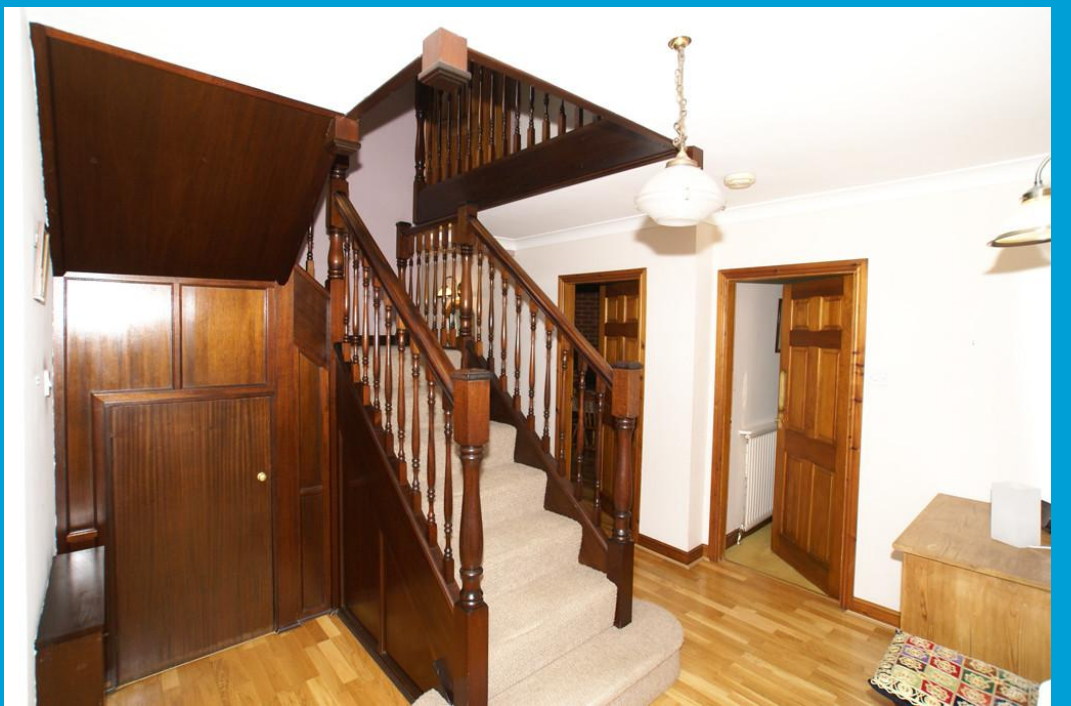
GROUND FLOOR  
APPROX. FLOOR  
AREA 106.7 SQ.M.  
(1149 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 77.4 SQ.M.  
(833 SQ.FT.)

TOTAL APPROX. FLOOR AREA 184.1 SQ.M. (1982 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**Ideally located in a popular residential area on the outskirts of the town, occupying an elevated position with superb views over the Derwent Valley. This detached family home offers four double bedrooms, master ensuite, family bathroom, exceptionally spacious sitting room, dining room and breakfast kitchen. There are delightfully private, south-facing, mature garden, 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 Bake well (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.**

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

**BREAKFAST KITCHEN 18'1" X 16'11" (5.51m x 5.15m) maximum measurements**

Having a double glazed window set within a hardwood frame, enjoying delightful views over the gardens to the open countryside beyond. There is a further rear aspect window. The room has terracotta-style ceramic tiles to the floor and a good range of bespoke kitchen units in an oak finish with cupboards and drawers set beneath a polished granite work surface with a tiled splashback. The work surface returns to form a peninsular room divide. There are wall-mounted glass-fronted display cabinets, open display shelves and a dresser-style unit with cupboards and drawers set beneath a solid timber work surface surmounted by open display shelves. There are larger cupboards and ample space for a family breakfast table. Set within the work surface is an undermounted one-and-a-half bowl stainless sink with mixer tap and handheld vegetable spray. There is an integral twelve place setting dishwasher. Fitted within the kitchen is a four oven gas-fired Aga range-style cooker with twin-lidded hotplates and a warming plate. Over the cooker is an extractor canopy, which is vented to the outside. Included in the sale is an integrated American-style fridge freezer. The room is illuminated by downlight spotlights and there is a central heating radiator with thermostatic valve. A panelled door opens to:

**SITTING ROOM 27'0" X 22'1" (8.23m x 6.73m)**

A delightfully spacious room, having double glazed picture windows with superb views over the Derwent Valley and sliding patio doors opening onto the terrace and gardens. The room has coving to the ceiling, a feature fireplace with a cast iron and tiled insert and

raised hearth, housing an open grate. There are built-in open display shelves and a television plinth. A further side aspect window floods the room with natural light. There is a television aerial point with satellite facility and central heating radiators. A panelled door opens to:

**RECEPTION HALLWAY 19'9" X 12'11" (6.02m x 3.94m) maximum measurements**

Having an elegant staircase rising to the first floor accommodation, polished light oak flooring, rear aspect double glazed floor-length window and a half-glazed entrance door with sidelight window. Doors open to a useful cloak cupboard with hanging rail and fitted shelving. There are central heating radiators, wall and centre light points. A panelled door opens back to the breakfast kitchen and further doors open to:

**DINING ROOM 12'7" X 11'11" (3.83m x 3.63m)**

Having dual aspect floor-length double glazed windows, polished light oak flooring, following through from the reception hallway, wall and centre light points. There is a feature exposed rustic brick panel.

**UTILITY ROOM 8'9" X 6'8" (2.67m x 2.03m)**

Having a double glazed window and a glazed entrance door opening onto the side of the property. The room has a work surface with a storage cupboard beneath and an inset stainless sink with mixer tap. There are wall-mounted storage cupboards. Beneath the work surface there is space and connection for an automatic washing machine and space for a tumble dryer. A door opens to:

**GROUND FLOOR LAVATORY 6'0" X 2'8" (1.83m x 0.81m)**

Having a close coupled WC and pedestal wash hand basin.

From the hallway, a staircase, with a useful understairs storage cupboard and having hardwood balustrade with turned spindles and newels, rises to:

**FIRST FLOOR GALLERIED LANDING 12'9" X 12'1" (3.89m x 3.68m)**

Having a side aspect window and panelled doors opening to:

**BEDROOM ONE 16'5" X 11'11" (5.00m x 3.63m)**

With a side aspect window with views towards High Tor, and sliding patio doors opening to a balcony terrace with 180-degree views over the Derwent Valley, taking in High Tor, The Heights of Abraham and Masson, round to Oker Hill in the west. The room has a good range of built-in pine-fronted wardrobes providing hanging rails and storage shelving. There are central heating radiators. A panelled door opens to:

**EN SUITE BATHROOM 12'7" X 6'0" (3.83m x 1.83m)**

Having Velux rooflight windows. The room is half tiled with a ceramic tiled floor and has a suite with an air bath with massage bubble system, over which is a mixer shower. There is a pedestal wash hand basin with fitted mirror over and shaver point, close coupled WC and matching bidet. The room has a central heating radiator with thermostatic valve and a door opening to an airing cupboard having slatted linen storage shelving and housing the hot water cylinder, which is fitted with dual immersion heaters.

**BEDROOM TWO 9'11" X 9'9" (3.02m x 2.97m)**

With a rear aspect picture window overlooking the gardens and fields beyond. There is a central heating radiator.

**BEDROOM THREE 16'10" X 7'6" & 12'6" X 6'7" (5.13m x 2.28m & 3.81m x 2.00m)**

A L-shaped room with dual aspect windows overlooking the gardens and the views beyond. There is a built-in wardrobe with hanging rail and central heating radiators.

**FAMILY BATHROOM 6'3" X 6'0" (1.90m x 1.83m)**

Having a double glazed window with obscured glass, contemporary suite with panelled bath with side fill taps, having mixer shower over and glass shower screen, wall-hung wash hand basin and dual flush concealed cistern WC. Over the wash hand basin is an illuminated mirror-fronted bathroom cabinet. The room has a chrome-finish ladder-style towel radiator.

**BEDROOM FOUR 10'5" X 7'1" (3.17m x 2.16m)**

With a rear aspect double glazed window, Velux rooflight and central heating radiator with thermostatic valve. This room would make an ideal study/work-from-home space if not required as a bedroom.

From the landing, doors open to an airing cupboard, having slatted linen storage shelving and housing a second hot water cylinder. An access hatch with a retractable ladder opens to a loft space.

**OUTSIDE**

The property is approached via a shared private roadway, leading from which is a driveway providing off-road parking and giving access to a detached garage. From the private road, a further opening leads through a contemporary lychgate-style pergola to a further block paved parking area for two vehicles. Lying to the front of the property is a good-sized area of garden with a large lawn and borders stocked with fine mature ornamental shrubs and trees. To the bottom of the garden is a decked seating area and an ornamental garden pond. From the garden, a flagged and stepped pathway rises to a terrace immediately to the front of the property, where there are superb views. Leading

from the terrace is a pergola seating area overlooking the gardens. To the rear of the property, a stepped pathway rises to a further flagged area with borders stocked with ornamental shrubs. A gate opens to a shared pathway leading to Hackney Road.

**GARAGE 17'5" X 9'2" (5.31m x 2.79m)**

Having an up-and-over vehicular access door, power and lighting and a personnel door opening onto the gardens.

**SERVICES AND GENERAL INFORMATION**

All mains services are connected to the property.

**COUNCIL TAX BAND** (Correct at time of publication) D

**DIRECTIONS**

Leaving Matlock Crown Square along the A615 to wards Bakewell, take the first right turn into Dimple road which becomes Hurds Hollow, follow the road up the hill turning left into Old Hackney Lane, take the private road on the right signposted Private Drive No Parking etc. follow the road around to the left where the parking space can be found. Take the pathway by the side of the garage to the property.

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.

