



GRANT'S
OF DERBYSHIRE

110 Cavendish Road, Matlock DE4 3HE
Offers Around £240,000

Grant's of Derbyshire are pleased to offer For Sale this well presented, three bed roomed family home which is located just a short distance from the centre of Matlock. This home enjoys an elevated position with superb, far reaching views over the town and beyond. The property benefits from gas central heating and double glazing throughout. The spacious accommodation comprises; entrance hall, living room, kitchen and conservatory. There are three good size bedrooms and a family bathroom on the first floor. To the rear of the home there is a fully enclosed, well stocked rear garden and a delightful foregarden to the front. This home also has the benefit of off street parking for one car. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



Ground Floor

Set back from the road, the property is accessed via the wooden gate which opens onto the central path leading through the front garden where a traditional, part glazed hardwood front door with canopied porch above opens into the

Entrance Hall 7'9 x 5' (2.36m x 1.52m)

With a polished pine flooring and a panelled staircase which leads off to the first floor. The uPVC double glazed window looks out over the foregarden. The door straight ahead leads into the kitchen and the panelled door on the right leads into the

Living Room 18'11 x 11'8 (5.77m x 3.56m)

A larger than average reception room enjoying excellent natural light from a uPVC double glazed window to the front aspect and twin uPVC French doors to the conservatory. There is a polished pine flooring, original picture rails and a wooden fire surround on a granite hearth has the potential (subject to survey) for a wood-burning stove or similar. TV point. Fully glazed uPVC french doors lead into the

Conservatory 13'8 x 10'11 (4.17m x 3.33m)

This is a superb addition to the home offering potential for a number of uses such as a dining room or just to sit and enjoy the garden. Twin uPVC French doors open out to the garden. A fully glazed uPVC to the side leads back into the

Kitchen 13' x 7'9 (3.96m x 2.36m)

With a vinyl floor covering and a range of wall, base and drawer units with wood block effect worktop over with inset stainless steel sink and space and plumbing for a washing machine and dishwasher. There is a freestanding electric cooker with stainless steel extractor hood over. A door leads to a most useful understairs pantry/store cupboard.

First Floor

The spacious landing provides access to the loft space which is insulated to modern standards and four panelled doors lead to the three bedrooms and family bathroom.

Bedroom One 11'1 x 8'11 (3.38m x 2.72m)

With stripped and polished pine flooring and a uPVC double glazed window to the front aspect which overlooks the front garden and provides superb views across the valley and up towards Riber Castle. Original picture rails.

Bedroom Two 11'7 x 7'6 (3.53m x 2.29m)

Another double bedroom with wood laminate flooring and a uPVC double glazed window which overlooks the rear garden.

Bedroom Three 8'11 x 7'3 max (2.72m x 2.21m max)

A reasonably sized third bedroom with a uPVC double glazed window to the front aspect with views across to Riber. There is a recessed airing/linen cupboard which houses the gas fired central heating boiler along with the hot water tank.

Family Bathroom 7'11 x 7'10 max (2.41m x 2.39m max)

With a mottled grey vinyl flooring and a modern white suite comprising of a "P" shaped bath with curved glass screen and electric shower over, a vanity wash hand basin with mixer tap and a low flush WC. There is a chrome ladder style heated towel rail and two obscure uPVC glazed windows to the rear aspect.

Outside

The property which is set well back from the road has an attractive front garden, having broad herbaceous beds with an abundance of plants

and evergreen shrubs and trees. The rear garden can be accessed via the conservatory or through the private lane and car parking space to the side. This is a larger than expected garden with a winding gravelled pathway through the centre and having an abundance of flowering plants, shrubs and a variety of fruit trees. There is a garden shed included in the sale.

Parking

The property enjoys the enviable advantage of vehicular access via the small lane at the side where there is off-road parking for one vehicle. There is also ample street parking to the front of the property available on a first come, first served basis.

Directional Notes

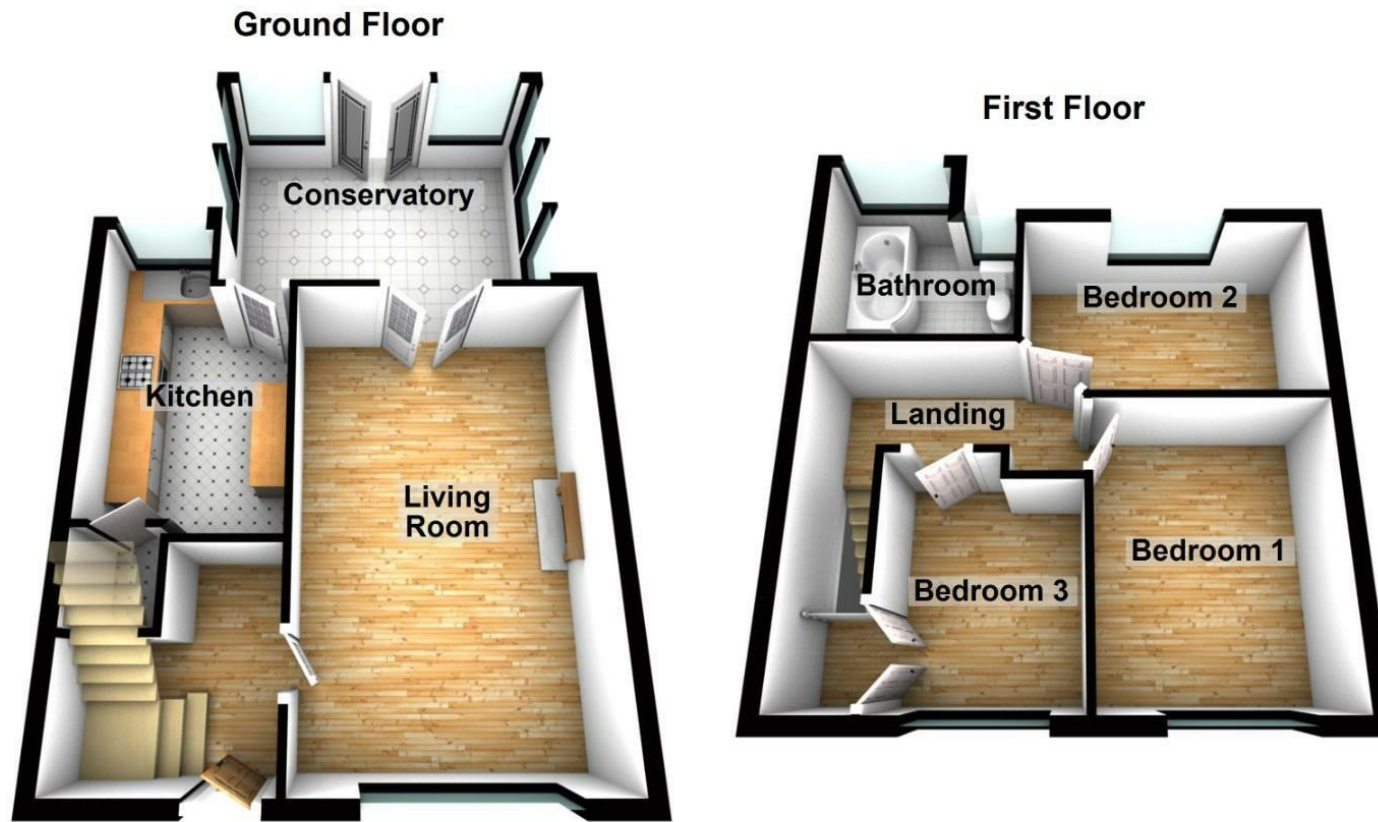
From the roundabout at Matlock Town centre, proceed to climb Bank Road (past Costa Coffee on your right) all the way to the top where the road becomes Wellington Street and then take a sharp left hand turn into Cavendish Road. Proceed along Cavendish and eventually number 110 is located on the right hand side as identified by our 'For Sale' board.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1653 per annum.







This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

