



GRANT'S
OF DERBYSHIRE

1 Stoney Way, Matlock DE4 3BW
Guide Price £350,000

Guide Price - £350,000 to £360,000. Close to the centre of Matlock, yet tucked away in a peaceful location, is this extended semi-detached property occupying a larger than average plot. The accommodation itself briefly comprises sitting room, open plan living dining kitchen, utility room, bathroom and three bedrooms with ensuite shower room to bedroom one. The home benefits from gas central central heating and uPVC double glazing throughout. There is certainly potential to extend (subject to the necessary permissions). There are gardens to the front and rear and gated vehicle access from two sides leading to a substantial driveway with a good sized carport and a garage along with other outbuildings. The property is situated in the conservation area of old Matlock with direct access into Hall Leys Park across from the front gates. It is within walking distance of a wealth of local amenities including shops, plenty of places to eat and drink, leisure facilities, schools, doctors and dentists, train and bus stations. Many tourist attractions are nearby such as Matlock Bath, Lumsdale Falls, Chatsworth House, Haddon Hall and the Peak District National Park. Viewing Highly Recommended.



Ground Floor

To the front of the home is a uPVC entrance door with glazed panels which opens into the

Hallway

With the staircase leading up to the first floor and a door to the right opening to the

Sitting Room 13'10" x 13'9" (4.24m x 4.20m)

This is a good sized reception room with plenty of light flooding through the large window to the front aspect. The focal point of the room is the feature fireplace with raised hearth which houses the gas fire. To the rear is a door opening to the dining area and there is an additional door to access a most useful understairs storage cupboard which has a window to the side aspect and also benefits from power and light.

Open Plan Living

This spacious open plan Living Dining Kitchen is a real asset to the home.

Dining Area 10'11" x 10'0" (3.33m x 3.05m)

The living/dining area is lit by inset spotlights and is fitted with a log burning stove on a raised hearth. To either side are full height built-in cupboards providing plenty of storage.

Kitchen 15'2" x 12'9" (max) (4.63m x 3.90m (max))

A spacious and light room with large windows to both the rear and side aspects overlooking the gardens. It is fitted with a good range of stylish wall and base units and plenty of work surface space with an inset one a half bowl sink with swan neck mixer tap. Integrated appliances include the fridge and freezer, dishwasher, washing machine and the electric oven with four ring gas hob, glass splash back and extractor over. A door opens to the

Side Hallway

With a part glazed door providing access to the exterior and a further door opening to the

Utility Room 6'3" x 5'10" (1.93m x 1.78m)

This part tiled room has a low flush WC with integrated

wash basin and ample space for storage and additional appliances as required.

A door from here opens to the

Bathroom 6'3" x 4'6" (1.92m x 1.39m)

Having an obscured glass window to the side aspect this tiled bathroom is fitted with a three piece suite comprising pedestal wash hand basin, dual flush WC and a panelled bath with Triton electric shower over. There is a ladder style towel radiator and inset spotlights to the ceiling.

First Floor

The staircase leading up from the entrance hallway reaches the

Landing

With a window to the side aspect and doors opening to the three bedrooms.

Bedroom One 13'11" x 13'2" (max) (4.26m x 4.02m (max))

This is a large double bedroom with the window to the front allowing a most pleasant view over the foregarden to the head of the park and up toward St Giles' Church.

To one side is the door to the

Ensuite Shower Room 5'10" x 4'11" (max) (1.78m x 1.51m (max))

Fitted with a three piece suite comprising low flush WC, wash hand basin with mixer tap and vanity unit beneath and a corner shower cubicle with thermostatic shower. There is an obscure glass window to the front elevation and a towel radiator.

Bedroom Two 10'11" x 10'5" (3.35m x 3.18m)

The second double bedroom is at the rear of the home with views over the garden and the rooftops. A built-in cupboard allows storage and houses the Baxi combination boiler which provides the hot water and services the central heating system.

Bedroom Three 7'7" x 6'5" (2.33m x 1.98m)

Also having a window to the rear aspect. There is a heated towel rail, loft access and plumbing for ease of conversion to a bathroom if required.

Outside

To the front of the home are double gates opening to a driveway and foregarden which is low maintenance and enclosed by stone walling. To the side of the property is gated access to an extremely large driveway with carport, garage and numerous outbuildings. The driveway leads around to a further gated vehicle exit. Close to the rear of the house is a level lawned garden providing a more formal garden area with herbaceous borders and a pond. On the brook side of the drive there is a pretty bank border planted with a variety of shrubs and perennials.

Outbuildings

The double garage measures 5.36m x 5.36m and is accessed via an up and over door as well as double doors to the front. There are two windows and a pedestrian door to the side.

The Dunster House garden office adjacent to the garage measures 4.60m x 3.63m (max) It is double skinned and insulated, has both power and light, and would make the ideal work space or studio. There is an additional smaller outbuilding as well as a summer house.

Council Tax Information

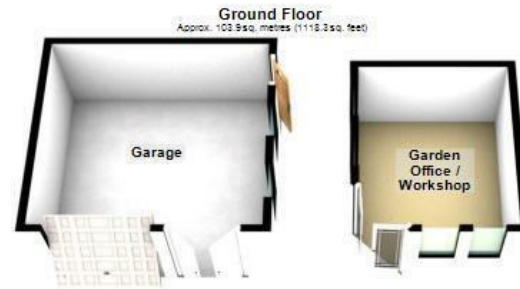
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1889 per annum.

Directional Notes

From Matlock Crown Square, proceed along Causeway Lane in the direction of Tansley. After passing Matlock Football Club on the left and Hall Leys Park on the right, take the right hand turn at the head of the park into Knowleston Place. Follow the road around until reaching a right turn into Stoney Way. No. 1 is the first property 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.

