



GRANT'S  
OF DERBYSHIRE

Chesterfield Road, Matlock DE4 3GA  
Offers Around £259,995



We are delighted to offer For Sale, this freehold, spacious three bedroom semi-detached house which is located just a short distance from this popular countryside town of Matlock, has good transport links and is in nearby proximity to local schools and other amenities. This well maintained home has undergone an extensive programme of refurbishment including (in brief) rewiring with electrical sockets, telephone and TV connection points and some replumbing, with the current finish being between a first and second fix level. This leaves the unique opportunity for the buyer to fit their own choices in terms of kitchen and bathroom designs, floor coverings, tiling etc. Externally, to the front and rear of the property, a substantial degree of hard and soft landscaping has been carried out. The property itself benefits from a burglar alarm, quality uPVC double glazing, cavity wall insulation, Gas Central Heating, uPVC fascias, guttering and drainpipes and occupies a good sized plot with gardens to front and rear, plus an additional frontage area. The accommodation comprises; entrance porch, hallway, sitting room, separate dining area, kitchen and conservatory. On the first floor there is a good sized bathroom offering potential for a four piece bathroom suite and three good sized bedrooms. There is a good sized loft which offers huge potential for conversion, subject to the necessary planning permissions. Externally, there is space, subject to the relevant approvals for extension of the main house. There is off street parking for several vehicles. Viewing Highly Recommended. No Upward Chain. Given the current stage of refurbishment, we are ideally

looking for CASH BUYERS for this home.

The property is accessed at the end of this private service road which runs in tandem with Chesterfield Rd but is nicely set back, enjoying a favourable position. From the driveway, steps lead up to a raised patio from where part glazed uPVC double doors open into the

#### **Porch 4'9" x 2'2" (1.47 x 0.67)**

Of double glazed, uPVC construction and having some obscured glass for privacy. This is an ideal location for shoes etc. A uPVC obscured glass double glazed door with leaded lights detail leads into the

#### **Entrance Hallway 13'3" x 6'7" (4.05 x 2.03)**

A light and airy reception hallway with the staircase leading off to the first floor and incorporating a walk-in understairs cupboard suitable as storage and coats hanging space. The programmable gas central heating thermostat is located in the hallway as well as the wired-in smoke alarm. The door to the right leads into the

#### **Sitting Room 13'3" x 12'0" (4.05 x 3.66)**

A good sized reception room with large uPVC double glazed window to the front aspect, overlooking the delightful front garden and providing a good level of natural light to this room. There are zoned LED lights here providing flexibility to light this room dependent on the time of day. There is versatile potential to have an electric, gas or open fire here. An opening to the side leads through to the

#### **Dining Area 11'0" x 8'8" (3.36 x 2.65)**

With ample space for a family-sized dining table and chairs here. An opening leads through to the kitchen area and fully glazed uPVC double doors open to reveal the

#### **Conservatory 9'6" x 9'3" (2.91 x 2.84)**

Constructed from double glazed uPVC panels, a small number of which have been obscured for privacy, this is a superb addition to this home, an ideal place to sit and enjoy the garden in all seasons.

#### **Kitchen 9'11" x 6'3" (3.04 x 1.93)**

With a uPVC double glazed window to the rear aspect and an obscure glass uPVC double glazed door which leads out to the side pathway and garden. The kitchen has received first fix plumbing and electric cabling with electrical sockets for the necessary sink and appliances here. There are zoned LED spotlights to enable versatility of lighting specific areas.

The kitchen incorporates an open former pantry area which is an ideal space for storage and includes to the side aspect a small obscured glass uPVC double glazed window providing natural light.

#### **First Floor**

On arrival at this first floor landing we pass a uPVC double glazed window to the side aspect providing a superb view of the local landmark Riber Castle and the surrounding countryside.

#### **Family Bathroom 8'7" x 8'2" (2.64 x 2.49)**

A good sized family bathroom with space to facilitate a four piece bathroom suite comprising of a separate shower cubicle and free-standing bath. Two obscured glass uPVC double glazed windows to the side aspect provide a good level of natural light. There is a tall column central heating radiator, extractor fan and dual zone, moisture-proof LED lighting providing good flexibility for illuminating this room as appropriate.

#### **Bedroom Two 11'1" x 10'5" (3.38 x 3.2)**

A good sized double bedroom with large uPVC double glazed window to the rear aspect, with a pleasant outlook of the garden. Dual zone lighting including LED spotlights is also a feature of this room.

#### **Bedroom One 13'3" x 11'11" (4.04 x 3.65)**

The principal, large double bedroom with wide uPVC double glazed window to the front aspect providing far-reaching views over the surrounding hills and countryside. There is dual zone lighting including LED spotlights and a panic alarm button linked to the main home's burglar alarm system.

#### **Bedroom Three 10'3" x 6'8" max (3.14 x 2.05 max)**

A good sized single bedroom which has a uPVC double glazed window to the front aspect enjoying the same far-reaching views as Bedroom One. This room provides a versatile role, having been designed to give the option of being a study/home office area with appropriately placed electrical sockets or for use as a bedroom.

A pull down ladder gives access to the loft which has a light and an electrical power socket and has been part boarded for storage and offers huge potential for conversion subject to planning and building regulation approval. The "Worcester" gas combination boiler is located here.

#### **Outside**

To the front of the property there is a well stocked, landscaped foregarden with raised borders and decorative Victorian-style street lamp. There is off street parking for several vehicles including an area laid with chippings in preparation for hard surfacing. Adjacent to the driveway and continuing along the length of the side pathway of the property, there is walling and quality fencing with concrete posts which continues around to the rear to enclose this good sized garden. Around the perimeter of this garden are substantial, block built, raised borders incorporating steps and having an attractive variety of established shrubs, all designed for ease of maintenance. The base of the rear garden has been excavated to a lower level and drains and chippings laid to provide good drainage enabling the buyer to create and install their preferred finish such as grass or hard landscaping. Additionally there is an external water tap. There is security lighting to the rear and external power sockets to the front and rear of the property.

#### **Directional Notes**

From Matlock Crown Square continue along Causeway Lane before turning left into Steep Turnpike. Continue up the hill bearing left at the T junction into Chesterfield Road. Continue up the hill passing the Duke of Wellington public house and the property can be found set back from the roadside on the left after a further 200 metres. For vehicular access turn left into Wolds Road and immediately left again and the property will be found on the right hand side at the end of this road.

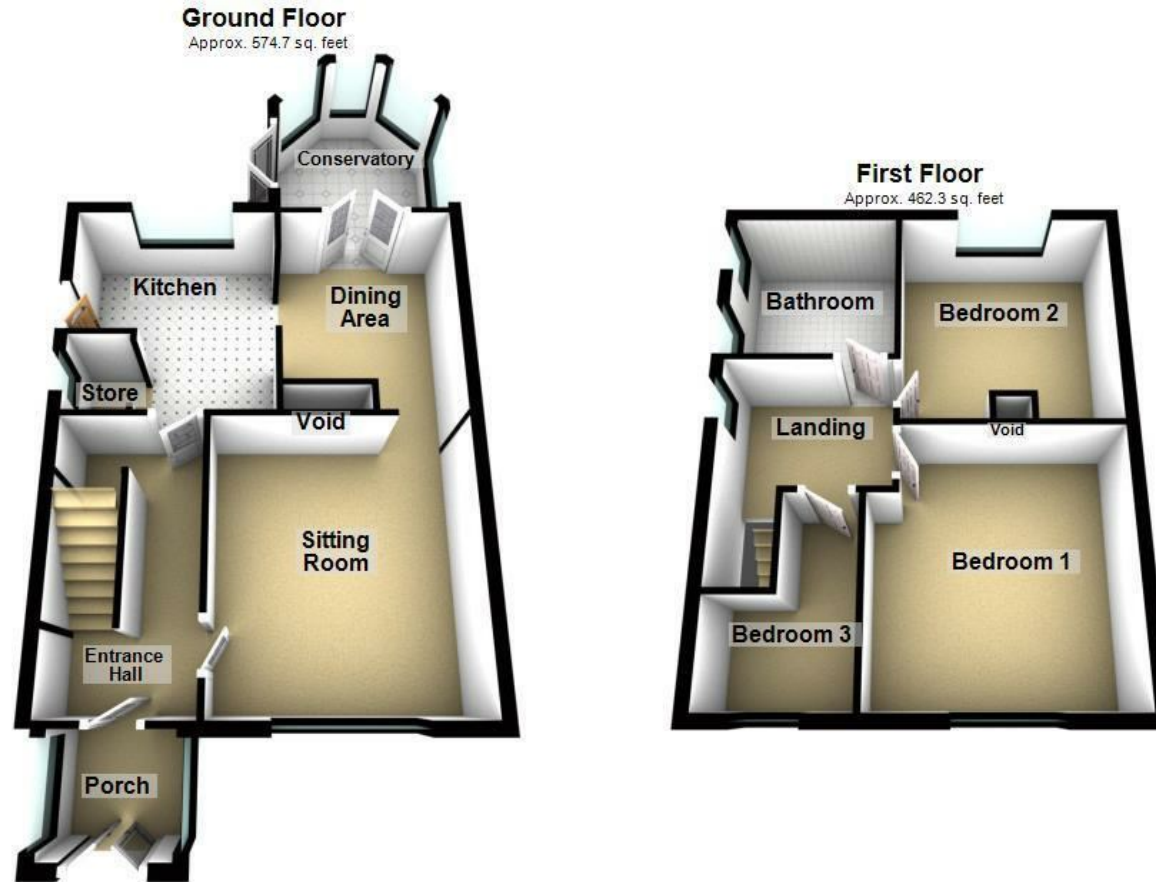
#### **Council Tax Information**

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C.

#### **Broadband Capability**

We understand that fibre broadband is available in the area. This service will need to be investigated and installed by the buyer.





Total area: approx. 1037.0 sq. feet

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.

