



GRANT'S
OF DERBYSHIRE

Treetops, 142 Starkholmes Road, Starkholmes, Nr Matlock DE4 5JA
Offers Around £425,000

We are delighted to offer For Sale, this substantial three bedroom detached which is located in this sought after village of Starkholmes, a short distance from the town of Matlock which has a full range of shops and amenities. This home enjoys an elevated position with superb far-reaching views over the surrounding countryside and in particular over towards the cable cars at the 'Heights of Abraham', Matlock Bath. The property benefits from gas central heating and double glazing. The accommodation comprises; entrance hallway, ground floor bedroom, living room, family bathroom and dining kitchen. On the lower ground floor we have a WC and two further double bedrooms. The property sits in a plot of around 0.75 acres and has huge potential. Off street parking for several vehicles. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



The Location

Starkholmes is a village just under 1.5 miles from the centre of Matlock and is within the easy reach of the neighbouring villages of Cromford, Wirksworth and Riber, home of the historic Riber Castle. There is an active community in Starkholmes with a Grade II Listed Church, Two Public Houses and sought after Primary and Secondary Schools. Train stations at nearby Cromford & Matlock provide easy access to Derby, Nottingham, Chesterfield, Sheffield and London. This home is located on the left hand side of the road as you travel towards Matlock and therefore enjoys quite superb views across the countryside and towards the 'Heights of Abraham' at Matlock Bath.

Ground Floor

The driveway descends down to the private gravelled driveway belonging to this home where a leaded feature glass hardwood door opens into the

Entrance Hall 7'5" x 6'6" (2.28 x 2)

A light and welcoming entrance hallway with stairs leading down to the lower ground floor. There is access to the loft and a door opens to reveal a good sized walk-in cupboard with hooks for coats and hats as well as providing storage for household items such as vacuum cleaners etc. The "Ideal" gas combination boiler is located here also. BT point.

Bedroom Three 12'4" x 7'5" (3.78 x 2.27)

A double bedroom with a double glazed window to the front aspect. There is a TV connection and wall mounted shelving.

Living Room 16'1" x 11'10" (4.92 x 3.63)

A good sized reception room with matching wall lights and a feature stone built fire surround and wooden plinth with a coal-effect electric fire set within. The double glazed window to the rear aspect provides quite superb far reaching views to

the surrounding countryside. Back in the hallway, a patterned glass door leads into the

Dining Kitchen 14'0" x 10'5" (4.27 x 3.19)

Here we find a matching range of wall, base and drawer units with inset acrylic sink, There is space and plumbing for a washing machine and an under counter fridge. There is an electric oven and hob with concealed extractor unit over. The double glazed windows to rear and side aspects provide a good level of natural light and provide superb, far-reaching views over the surrounding countryside and towards the cable cars at Abraham Heights, Matlock Bath. A recess to the side provides space for an upright fridge freezer and other appliances if required. This is a good sized room and has ample space for a dining table and chairs also. TV connection.

Family Bathroom 8'11" x 8'7" (2.73 x 2.62)

With a tile-effect vinyl flooring and a traditional white patterned suite comprising of a panelled bath with thermostatic shower fitting over, a pedestal sink, bidet and a low flush WC. There is an obscure glass double glazed window to the front aspect.

Lower Ground Floor

The staircase from the entrance hallway descends down to the lower ground floor where the multi-paned door ahead leads out to the rear garden. The door on the right leads into

Bedroom One 13'11" x 11'11" (4.26 x 3.65)

A double bedroom with wood laminate flooring and a mirror fronted, sliding door wardrobe with hanging rail and storage cupboard above. BT point. The double glazed window to the rear overlooks the garden.

WC 6'4" x 3'6" (1.94 x 1.08)

With a low flush WC and a wall mounted wash hand basin.

Bedroom Two 11'10" x 10'0" (3.63 x 3.07)

A double bedroom with a bank of mirror fronted, sliding door, fitted wardrobes with hanging rail and storage above. There is a double glazed window to the rear aspect overlooking the garden. Matching wall lights.

Outside

To the front of the property there is a gravelled driveway providing off street parking for several vehicles. This area has a wealth of plants and trees within its borders providing the home with a high level of privacy. The garden to the front extends to the left hand side where there is a section of lawn up to the five bar gate on Starkholmes Rd. Around to the rear of the property there is a gravelled area which is the ideal spot to sit and enjoy those far reaching views towards Abraham Heights. Given the space available here, consideration here could be given to extending the home subject to planning and building regulations etc. The garden/woodland to the rear is fully enclosed and has a variety of plants and trees within. Again there is huge scope here to create a wonderful landscaped garden against the backdrop of such a wonderful view.

Directional Notes

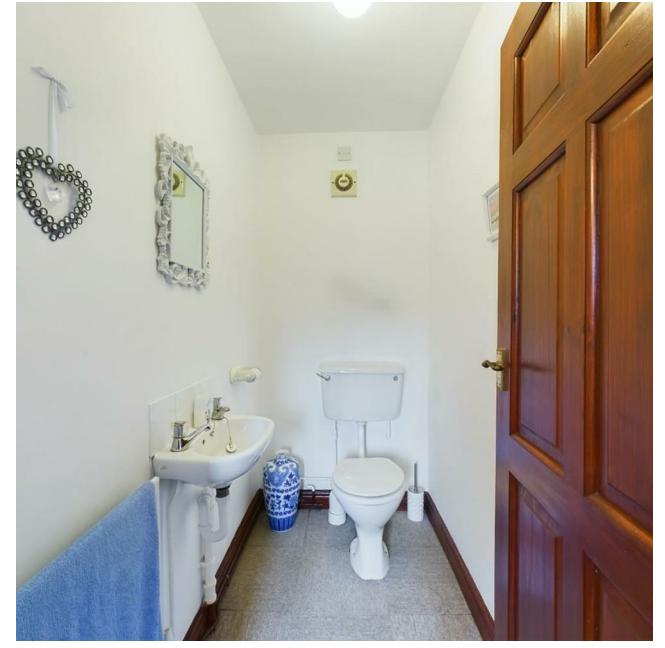
From the centre of Matlock, take the A615 south towards Tansley. Turn right by the fuel station onto Church Street. Follow this road for approximately one mile until you see the property on your right, as identified by our Sale board. The postcode is DE4 5JA.

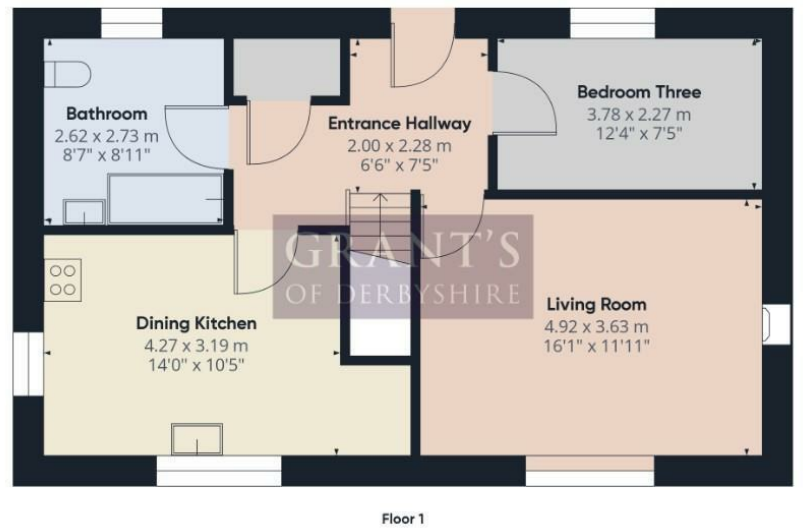
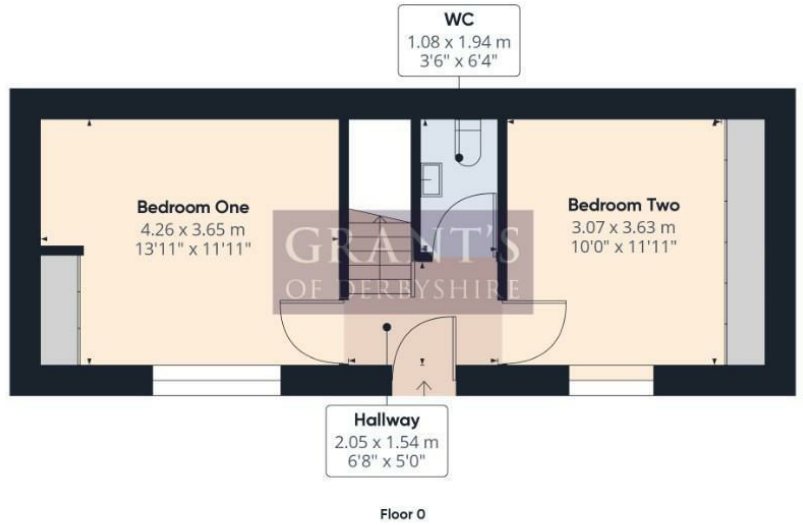
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2224 per annum.







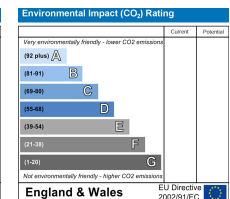
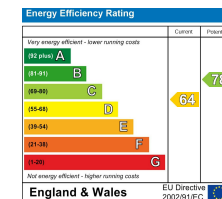


Approximate total area⁽¹⁾
95.06 m²
1023.22 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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.