



GRANT'S
OF DERBYSHIRE

Bentley Close, Matlock DE4 3GF
Asking Price £299,995

Occupying a quiet cul-de-sac location within the popular town of Matlock is this three bedroomed detached home. Well presented throughout, the accommodation itself briefly comprises entrance hallway, sitting room, snug area, sun room, fitted kitchen on the ground floor. To the first floor are three bedrooms and family bathroom. To the front of the property is an enclosed garden alongside a driveway which provides off road parking for three vehicles and also a double garage with additional parking for two vehicles in front. The property benefits from gas central heating and uPVC double glazing throughout. Viewing Highly Recommended.



Accommodation

The property is entered via the uPVC double glazed door with matching side panels which opens into the

Entrance Hallway 13'6" x 6'5" (4.12 x 1.97)

A generously sized area ideal for coat and shoe storage with stairs that lead to the first floor landing and doors which lead to the sitting room and kitchen

Kitchen 11'0" x 8'3" (3.37 x 2.52)

Having wood effect flooring, the kitchen is fitted with a good range of wall and base units with roll top work surfaces and tiled splashbacks. The inset one and a half bowl sink with drainer and swan neck mixer tap is situated beneath the window to the front aspect. There is space and plumbing available for a washing machine, dishwasher and a cooker and there is also space for a freestanding fridge freezer. To the side is a uPVC double glazed door opening to the exterior.

Sitting Room 13'7" x 11'6" (4.15 x 3.52)

A cosy and inviting sitting room with large uPVC double glazed window to the side aspect. The chimney breast houses the wood-burning stove with stone hearth and brick surround making a pleasing focal point and wall lights to the chimney recess.

Snug 11'3" x 9'9" (3.43 x 2.99)

A pleasant second reception room or useful space for an office or dining room.

Sun Room 11'10" x 9'3" (3.63 x 2.83)

A delightful recent addition to the home accessed from the snug area. It is lit by ceiling spotlights but also enjoys plenty of natural light flooding through the windows to all three aspects. It provides the perfect spot for a dining area. uPCV french doors provide access to the driveway.

First Floor

Stairs lead to the landing where the first door opens into

Bedroom One 14'1" x 10'9" (4.31 x 3.30)

A good sized double room with fitted wardrobes and overhead cupboards to one wall and fitted drawers to the other. A large uPVC window to the front aspect with far reaching countryside views across to Riber Castle.

Bedroom Two 11'3" x 10'7" (3.43 x 3.25)

Another good sized double bedroom to the side aspect with uPVC double glazed window. A storage cupboard houses the Baxi combination boiler.

Bedroom Three 9'9" x 7'4" (2.99 x 2.26)

A single bedroom with a window to the side aspect with an outlook of the surrounding countryside.

Bathroom 8'0" x 7'4" (2.44 x 2.24)

With wood effect flooring and dual aspect obscured glass windows to the front and side. This family bathroom is fitted with a modern

three-piece suite comprising dual flush WC, wash hand basin set within a vanity unit and P shaped bath with thermostatic shower over. There is also a ladder style towel radiator.

Outside

To the front of the property there's a well maintained lawn which wraps around to the side of the property and is fully enclosed by mature hedgerow. Alongside a paved driveway, providing off-road parking for three vehicles.

Garage

Adjacent to the driveway is additional parking for two vehicles in front of the double garage with up and over doors, power and light.

Directional Notes

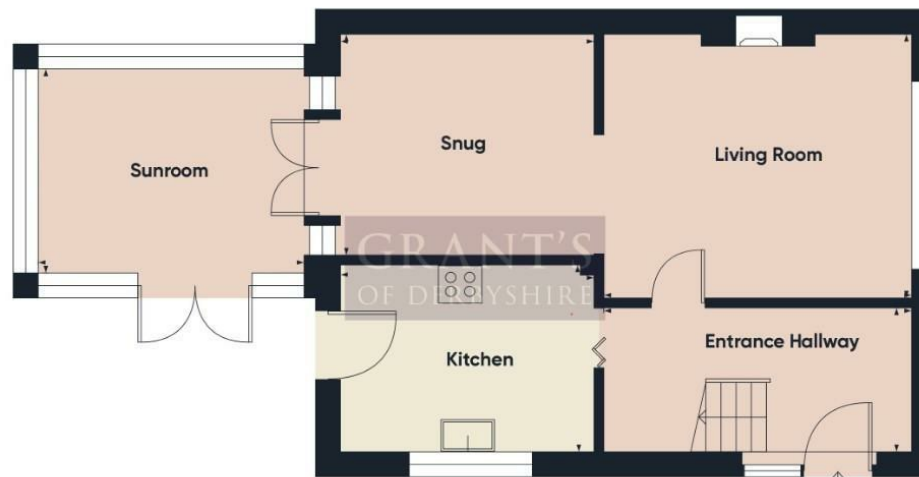
The approach from Matlock town centre is to proceed along Causeway Lane before taking a left at the mini roundabout onto Steep Turnpike. Continue up the hill and at the T-junction turn left onto Chesterfield Road. Proceed along Chesterfield Road passing the Duke of Wellington public house and take the next left onto Wolds Road and left again onto Gritstone Road. Follow the road round and after a short distance, turn left onto Bentley Close. Number 2 is the first property on the left hand side and identified by our For Sale sign.

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⁾

93.42 m²
1005.57 ft²

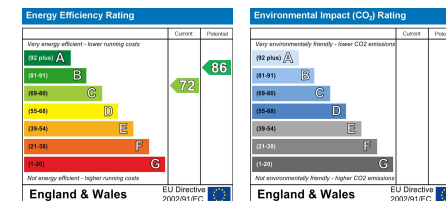
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.



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