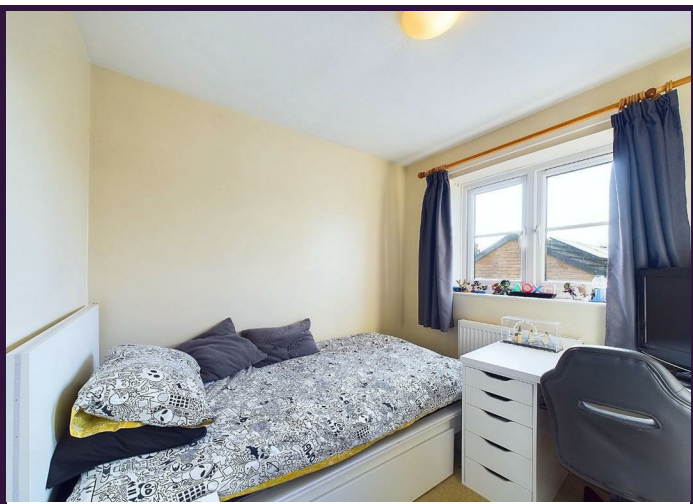




GRANT'S
OF DERBYSHIRE

Wellfield Court, Matlock DE4 3GJ
Offers Around £250,000

Occupying a peaceful cul-de-sac location is this two bedroomed link-detached property. Given its elevated position, there are far reaching views to be enjoyed from the home and, at approximately half a mile from the town centre, it is conveniently placed for taking advantage of all amenities that Matlock has to offer. The accommodation itself briefly comprises entrance porch, sitting room, dining kitchen, two bedrooms and a bathroom. The property has the potential to extend to the side and/or rear, subject to necessary planning consent. It has the advantage of a garage as well as the driveway providing off road parking. To the rear and side is a most pleasant and well proportioned garden which is fully enclosed by stone walling and fencing. The property benefits from gas central heating and uPVC double glazing and is well presented throughout. VT available. Viewing Highly Recommended. No Upward Chain.



Ground Floor

To the front of the property is a uPVC entrance door with glazed panel which opens into the

Entrance Porch 4'0" x 3'6" (1.22m x 1.09m)

With ample space for the hanging of coats and storage of shoes. There is a window to the front aspect and a panelled door to the

Sitting Room 15'7" x 10'10" (4.76m x 3.32m)

This is a good sized reception room with the window to the front enjoying a most pleasant outlook over roof tops towards the surrounding countryside. To the rear of the room is the staircase leading up to the first floor and to the side is a glazed panelled door opening into the

Dining Kitchen 15'5" x 8'2" (4.70m x 2.49m)

The kitchen area is fitted with a good range of matching wall and base units and roll top work surfaces with glass splashbacks. The inset one and a half bowl sink with swan neck mixer tap is located beneath one of the two windows to the side aspect looking out onto the garden.

Currently in situ is a range style cooker with electric ovens and six ring gas hob. Above this is a full width extractor hood vented to the exterior. There is space and plumbing available for a washing machine as well as space for a large freestanding fridge freezer. Within the kitchen area is the wall mounted Baxi combination boiler which provides the domestic hot water and services the central heating system.

The dining area is to the front of the room with

a window looking out beyond the roof tops towards the hillsides.

To the rear is a part glazed door providing access to the garden.

First Floor

The staircase leading up from the sitting room passes a window to the rear aspect and reaches the

Landing

With a window to the rear aspect and panelled doors opening to the two bedrooms and the bathroom. There is also access to the roof space via a hatch.

Bedroom One 12'3" x 10'4" (3.74m x 3.17m)

This is a spacious double bedroom with two windows to the front aspect which provide delightful far reaching roof top views over the surrounding countryside and towards Riber Castle. As well as there being plenty of space for freestanding furniture there is a built-in wardrobe with hanging rails and a large built-in over stairs storage cupboard. Newly carpeted.

Bedroom Two 8'10" x 8'2" (2.70m x 2.49m)

With a window to the front aspect enjoying similar pleasant views as from bedroom one. Newly carpeted.

Bathroom 7'0" x 5'4" (2.14m x 1.65m)

Fitted with a contemporary three piece suite comprising wash hand basin with mixer tap set within a vanity unit, concealed unit WC and a bath with glass shower screen and thermostatic shower. To the rear aspect is an opaque glazed

window fitted with an internal blind. There is also a ladder style heated towel rail and an electric extractor fan.

Outside

To the front of the property is a driveway providing off road parking for two vehicles and leading to the garage. To the side a is timber fence with gate which opens to the side and rear garden. This is of a good size and incorporates a number of different areas including a lawned garden with well established planted borders and a large paved patio area. The outside space is fully enclosed by dry stone walling and timber fencing.

Garage 15'11" x 8'6" (4.86m x 2.60m)

Accessed from the driveway to the front via an up and over door and there is a pedestrian door with adjacent window to the rear. There are a number of wall mounted units and a worktop with space beneath for an externally vented tumble dryer. The garage has the benefit of both power and light and there is additional storage space available in the roof area.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.

Directional Notes

Leaving Matlock Crown Square via Bank Road, follow the road up the hill, taking the seventh turning on the right in Rutland Avenue. Take the first turning on the left into Wellfield Court and follow the road round to the right where number 13 is located at the head of the cul-de-sac 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.

