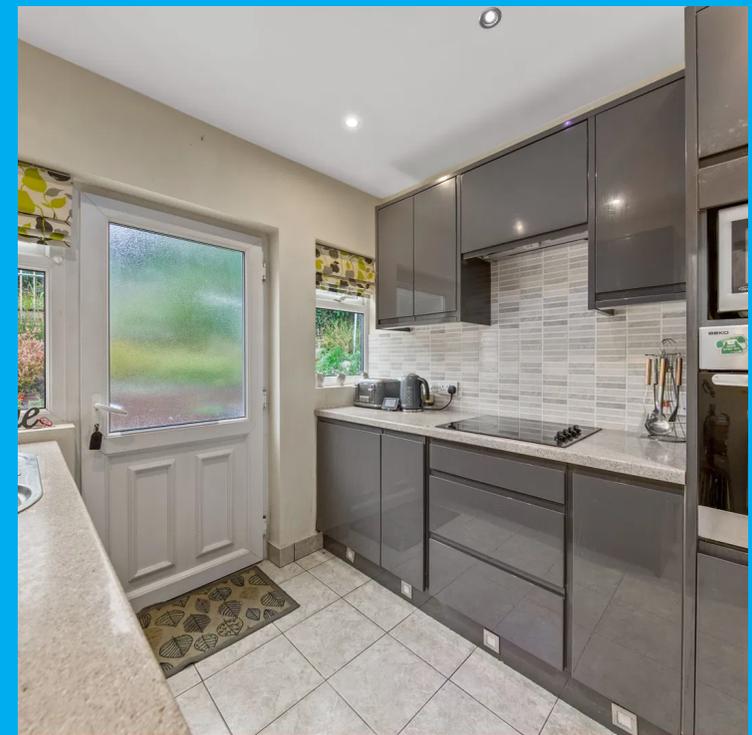




Sally Botham
ESTATES

Drabbles Road, Matlock, DE4 3LD

£275,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A delightful detached bungalow within easy reach of town amenities, having well presented accommodation with 2 bedrooms, living room, fitted kitchen and family bathroom. Driveway parking, gardens to front and rear and pleasant far reaching views.

DRABBLES ROAD, MATLOCK

Situated on a quiet road within easy reach of the town centre, this detached stone-built bungalow enjoys a corner position with pleasant far-reaching views over the open countryside of the Derwent Valley. The well-presented accommodation offers: two bedrooms, family bathroom, living room, and contemporary fitted kitchen. A driveway provides off-road parking and there are low-maintenance gardens surrounding the property.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby, and Nottingham, and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles), and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via a UPVC entrance door with double-glazed panel, which opens to:

ENTRANCE VESTIBULE

Having ceramic tiles to the floor with an inset mat well, coat hanging space, and an original half-glazed door with obscured glass opening to:

INNER HALLWAY

An L-shaped hallway with an access hatch opening to a boarded loft with a Velux window. The hall has a central heating radiator with thermostatic valve, and contemporary doors opening to:

LIVING ROOM

Having dual-aspect UPVC double-glazed windows, the front windows enjoying views over the wooded hills of the Derwent Valley. The room has wood-effect laminate flooring, an original fitted picture rail, and a feature fireplace with a painted timber surround and a granite insert housing a living-flame gas fire. To the side of the chimney breast are built-in storage cupboards and a display shelf. The room has a fibre broadband point, and a television aerial point with satellite facility.





KITCHEN

With rear-aspect UPVC double-glazed windows, and a half-glazed entrance door opening onto the gardens to the rear of the property. The room has ceramic tiles to the floor and a good range of contemporary units in a grey high-gloss finish, with cupboards and drawers beneath a granite-effect worksurface with a tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a stainless sink and drainer with mixer tap, and a four-ring ceramic hob, over which is an extractor canopy vented to the outside. There is an eye-level fan-assisted electric oven, microwave, and an integral fridge. The room is illuminated by downlight spotlights.

BEDROOM ONE

Currently used as a dining room and having front-aspect UPVC double-glazed windows enjoying similar views to the sitting room. The room has light wood-effect laminate flooring, a feature cast iron corner fireplace, and an original picture rail. There is a central heating radiator with thermostatic valve.

BEDROOM TWO

Having a side-aspect double-glazed window, and a good range of built-in wardrobes providing hanging rails and storage shelving. There are over-bed storage cupboards, bedside cabinets, and drawers. The room has a central heating radiator with thermostatic valve.

FAMILY BATHROOM

Being half-tiled with a ceramic tile floor and having a rear-aspect window with obscured glass. Suite with: panelled bath with mixer shower over and glass shower screen; semi-countertop wash hand basin with storage cupboard beneath; and concealed-cistern dual-flush WC. There is a chrome-finished ladder-style towel radiator and an extractor fan.

OUTSIDE

To the front of the property is a gravelled off-road parking space, from where a stepped pathway gives access to the entrance door. There is an area of garden laid to lawn, and borders stocked with ornamental shrubs and flowering plants. A pathway runs down the side of the property to an area of garden enclosed by hedging and stone walls, with raised beds stocked with flowering plants. Steps rise to a gravel and flagged patio seating area, taking advantage of the southerly aspect and enjoying views towards Ribber Castle. There are borders with flowering plants and roses.

To the rear of the property is:

LEAN-TO OUTBUILDING

Creating a utility room with space and connection for an automatic washing machine and shelf for a tumble dryer. And a further storage room with fitted shelving and housing the gas-fired boiler, which provides hot water and central heating to the property.



SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'C'

DIRECTIONS

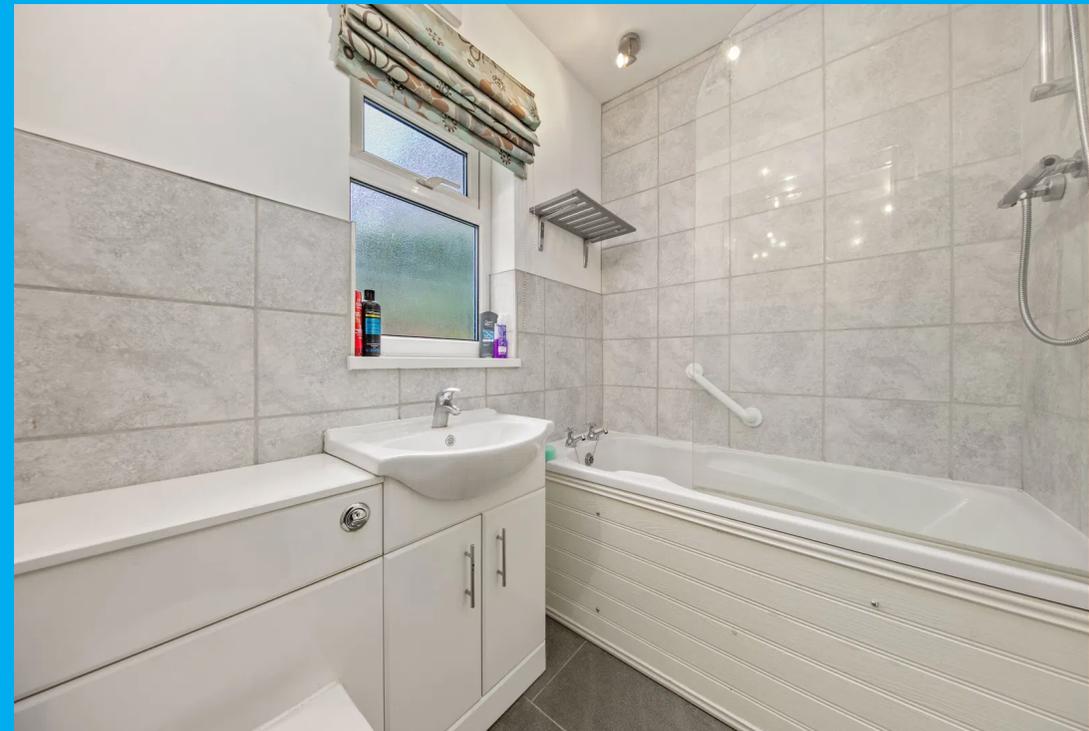
Leaving Matlock Crown Square along the A615 towards Bakewell. Take the first right turn into Dimple Road, then third right into Dimple road, as the road bends to the left the property can be found on the right hand side.

ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

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.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

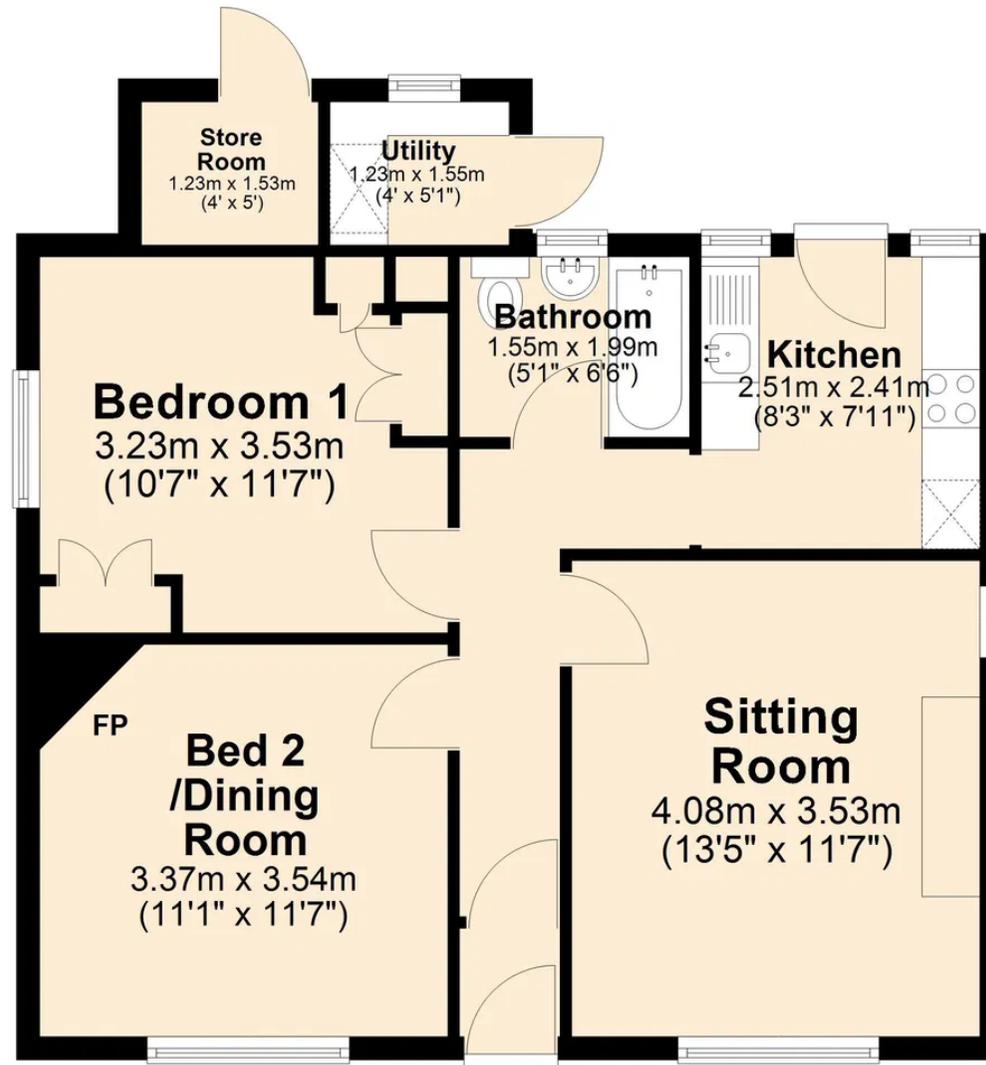
England & Wales

EU Directive
2002/91/EC



Ground Floor

Approx. 58.6 sq. metres (631.3 sq. feet)



Total area: approx. 58.6 sq. metres (631.3 sq. feet)

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