



Rutland Avenue, Matlock, DE4 3GQ

With a Wow-Factor bathroom, brand new roof, elevated garden with dining patios and stylish decor throughout, this immaculate home is located towards the end of a quiet cul-de-sac in the sought-after Smedley Street neighbourhood.

Having been upgraded to a high standard, with eco-credentials in mind such as new insulation and secondary glazing, this is a home that is future-proofed and ready to move in with no upgrades required.

On the ground floor, the entrance hallway leads into the sumptuous lounge and spacious dining room. Beyond are a kitchen with pantry and Bosch appliances, a useful rear lobby entrance and utility room. To the first floor are two double bedrooms and a spectacular bathroom.

The elevated, tiered rear garden has been lovingly tended over the years and includes a sheltered patio beside the kitchen, as well as two upper-level dining/seating areas. The front garden a colourful flower bed and there is plenty of on-street parking.

The thriving locale of Smedley Street nearby has a range of independent micropubs, eateries, hairdressers and delicatessen. Matlock town centre with its parks and riverside walks is at the bottom of the hill. Head uphill and there are countryside walks in all directions beyond the extensive Cavendish Playing Fields. The delights of the Peak District, Chatsworth House, Bakewell and Chesterfield are all within easy reach.

- Immaculate, stylish 2 bedroom home
- Wow-Factor bathroom
- Quiet cul-de-sac in Smedley Street neighbourhood
- Walking distance to town
- Elevated garden with dining patios
- Bosch kitchen appliances and restored quarry tiled floors
- EPC rating C
- Brand new roof and newly-insulated loft
- Kitchen (fitted 2021) with pantry
- Sash windows flooding rooms with natural light

£295,000

Front of the home

The front garden has a flower bed and space for planters and window boxes, creating a colourful entrance to the home. A traditional dry stone wall forms the front boundary, with a path on the right leading to a timber gate through to the rear garden. There is also an external power point. This attractive stone-built cottage was constructed in 1856 and has sash windows with stone lintel and mullion surrounds.

Enter the home through a wooden door with pretty stained glass windows.

Entrance Hallway

A high quality carpet flows seamlessly up the stairs and into the lounge. This hallway has a high ceiling with recessed spotlights, a radiator with shelf above, high skirting boards and detailed architraves. Matching white Mexicana doors lead into the lounge and dining room.

Lounge

12" x 11'1" (3.66m x 3.38m)

Huge south-facing sash windows flood the room with natural light. It's a quiet cul-de-sac so the secondary glazing is there to provide additional warmth and to reduce heating costs, rather than minimise sounds in this peaceful location.

The focal point of the room is the log burner and flue, set within an exposed stone fireplace. The burner is set upon a tiled hearth, with a solid oak mantelpiece above. This classic, stylish room has a high ceiling with coving and light fitting, high skirting boards and a picture rail. The room is carpeted and has a radiator and a meter cupboard, which doubles as a handy television cabinet.

Dining Room

12'6 x 11'5 (3.81m x 3.48m)

The spacious dining room is situated beside the kitchen and has double French doors out to the rear garden. It's another room with a beautiful fireplace. This has the original iron grate and hood with a decorative tiled surround and impressive wooden columns and mantelpiece. To the right is a recessed cupboard and shelving in a wide alcove - with plenty of shelving in the alcove to the left.

The quarry tiled floor has been professionally restored and cleaned. This room has a radiator, skirting boards, picture rail and plenty of room for a six-seater dining table and additional furniture. An open entrance leads through to the kitchen.

Kitchen

9'1" x 7'10" (2.78 x 2.39)

Fitted in 2021, this well-designed kitchen also has a quarry tiled floor, which has been professionally restored. There are two east-facing windows and an open entrance through to the rear lobby and utility room.

On the right, the wide worktop has a large integral ceramic Belfast sink and drainer with an instant-boiling water tap. There are cabinets below, including a Bosch dishwasher.

Opposite, another worktop has drawers below and cabinets high and low, together with an innovative pull-out extra worktop which can double as a breakfast bar. The integrated electric Bosch hob has a Bosch gas oven below and extractor fan above. Underneath the oven is an electric heater - albeit thanks to the radiators in the dining room and lobby keeping the whole space warm, this is rarely used. To the left is a huge walk-in pantry.

The room also includes two ceiling light fittings.

Rear Lobby

This useful space has a tiled floor and space for coats and footwear. A half-glazed uPVC door leads out to the dining patio and on up to the rear garden, whilst an open entrance leads through to the utility room. There is also a radiator in this lobby.



Utility Room

24'11" x 20'4" (7.6 x 6.2)

This roomy utility has lots more worktop space and several low-level cabinets, with tiled splashbacks. The integrated stainless steel sink and drainer has a chrome mixer tap. There is space and plumbing for a washing machine and room also for a tumble dryer and fridge-freezer. This utility room has a tiled floor, frosted double glazed window, recessed ceiling spotlights and radiator. This room also has underfloor heating, operated from a dial beside the light switch.

Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the large galleried landing, which has a lovely open feel. There is space on the landing for seating, storage or a bookshelf. The loft hatch leads up to the loft, which is 80% boarded and has the brand new roof and new insulation above. The loft is accessed via a pull-down ladder and the Worcester combi-boiler is housed up in the loft too.

The landing also has a radiator and there are matching Mexicana doors into the bathroom and two double bedrooms.

Bathroom

11'6 x 9'1 (3.51m x 2.77m)

A truly magnificent room, this has a wonderful large bath and separate shower cubicle. It also has underfloor heating - operated via a dial just outside the bathroom - and this is a real luxury, meaning your feet can be toasty warm whenever you visit this room.

This very attractive room has a glossy ceramic tiled floor. At the far end, the huge bath has a central chrome mixer tap meaning that you can truly stretch out. It has a wide granite shelf on three sides and attractive tiled surround, with contemporary rectangular tiles and a large fitted mirror above.

To the right of the entrance door is a large double shower cubicle with wide curved pivoting door and reinforced glass surround. The cubicle houses a mains-fed shower and floor-to-ceiling tiled walls - and there is a separate wall-mounted push-button point, so that you can heat up the shower before getting in...lovely! On this side of the room is a frosted double glazed window and tubular vertical heated towel rail.

On the left is a Vitra-branded 'floating' ceramic sink with waterfall chrome mixer tap and capsule WC with wall-mounted flush. There is a mirrored cabinet and light above the sink and the room has recessed ceiling spotlights.

Bedroom One

14'9" x 11'11" (4.5 x 3.65)

The huge main bedroom has two large south-facing sash windows with secondary glazing, bringing lots of natural light pouring in. The room has a carpet with radiator, ceiling light fitting and another impressive iron fireplace. The collection of 7 tall wardrobes on the right-hand side of the room are included with the sale. This then still leaves plenty of space for seating and bedside cabinets within this spacious room.

Bedroom Two

12'5" x 8'6" (3.79 x 2.6)

This good-sized double bedroom at the rear of the home is currently used as a combined large single bedroom and home office. The large window looks out over the rear garden. The original decorative iron fireplace matches the style and period features found throughout this home. This room is carpeted and has a radiator and ceiling light fitting.

Rear Garden

Accessed from the side gate, dining room and rear lobby, it has been lovingly tended by the current owners over several years to create a pretty, mature garden with several areas for seating and dining.

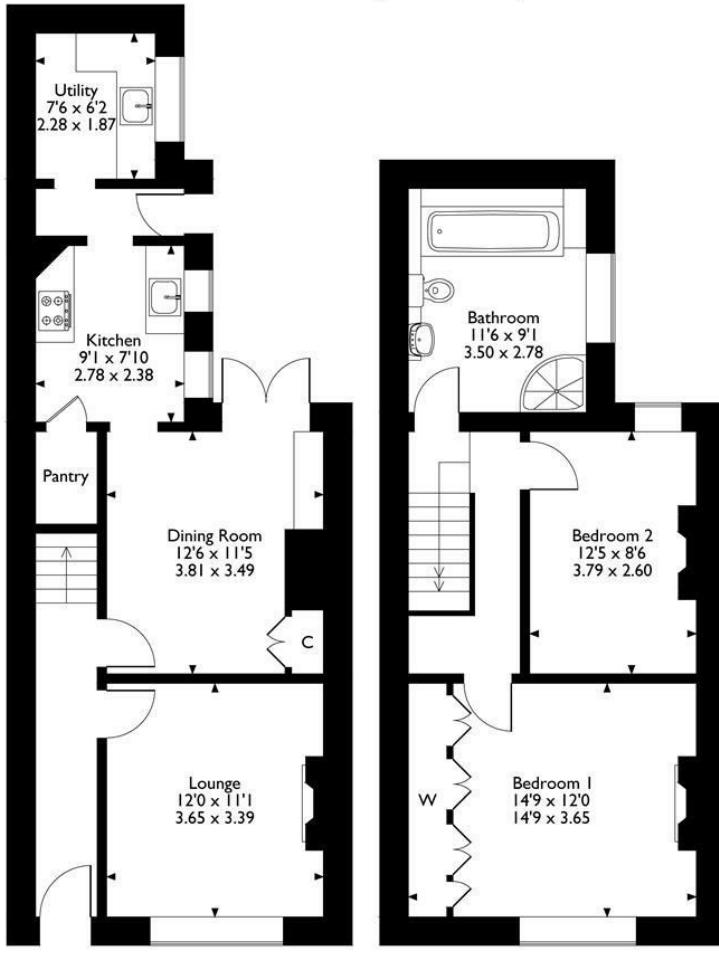
At ground level is a large paved patio area with space for dining beside the kitchen and dining room. A high stone wall forms the outer boundary and there is an outside tap and outside light. There is space for a storage unit and water butts too and, around the side, discreet space to store bins. A nice feature is the high level cubby hole accessed outside, above the utility room.

Head up 8 stone steps with a handrail on the left to the upper garden. A path on the right leads up to the large shed in the top corner, with three level stepped flower beds on the left. At the lowest and second tiers are separate dining/seating patios.

On the right-hand boundary, a mature clematis adorns the dry stone wall and timber fence, whilst a timber fence forms the boundaries at the end and on the left-hand side.



9 Rutland Avenue
Approximate Gross Internal Area
92 Sq M / 990 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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