



## Matlock Green, Matlock, DE4 3BX

Located in an attractive former mill, this spacious two double bedroom apartment has exposed whitewashed walls, an allocated parking space and open-plan lounge-kitchen. Within a flat five minute walk to the town centre and Hall Leys Park, this is a wonderful modern home in an historic building.

The apartment comprises an entrance lobby and hallway with doors off to the lounge-kitchen-diner, two double bedrooms, bathroom and storage cupboard. To the front of the building is an allocated parking space for this apartment and a couple of visitor car parks, together with a small communal garden. The babbling brook at the rear provides a gentle background soundtrack.

This apartment is located close to the centre of Matlock. Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Two double bedroom apartment in former mill
- Allocated parking space
- Exposed whitewashed walls
- Lift and communal staircase
- EPC Rating B
- Open-plan lounge-kitchen
- Flat 5 minute walk to town centre
- Council Tax band C
- Bathroom with bath and separate shower cubicle
- Adjacent to babbling brook

**£210,000**

# Matlock Green, , Matlock, DE4 3BX

## Front of the home

The apartment has an allocated parking bay in the car park at the front of the home, where there are also a couple of visitor spaces. Entry to the building is through a communal entrance with security keypad. From the entrance hallway, take the stairs or lift to the first floor.

## Entrance Hallway

The entrance lobby and hallway are carpeted and have recessed ceiling spotlights and a radiator. There is a useful storage cupboard on the left and doors off the hallway into the lounge-kitchen, two double bedrooms and bathroom.

## Lounge-Kitchen

25'7" x 13'1" (7.8 x 4)

A door opens into this fantastic room with high ceiling and exposed stone wall. The lounge on the left is carpeted and has plenty of space for seating and furniture. Set within the whitewashed exposed stone wall at the far end are two south-facing windows offering views to the greenery opposite and, with the windows open, bringing the sound of the gently babbling brook below into the apartment. There are several wall lights and two radiators.

The kitchen has a porcelain tiled floor, recessed alcove with shelving and recessed ceiling spotlights. There is room aplenty for a four-seater dining table in the centre. The long L-shaped worktop has an integral four-ring gas hob with electric oven below and brushed chrome extractor hood above. An integral stainless steel sink and drainer with chrome mixer tap is further round to the right. The fitted kitchen is well-stocked with a good number of high and low level cabinets including an integrated fridge-freezer, dishwasher and washing machine.

## Bathroom

9'8" x 6'10" (2.95m x 2.08m)

We always love a bathroom with separate bath and shower. This roomy high quality bathroom has a porcelain tiled floor, recessed ceiling spotlights, chrome heated towel rail, extractor fan and long wide shelf. On the left is a large bath with central chrome mixer tap, meaning you can truly stretch out at both ends of the bath. The mixer tap also includes a hand-held shower attachment and the bath has a tiled surround.

On the right is a cubicle with curved glass doors, housing a mains-fed shower and tiled surround. The vanity unit has a ceramic sink with chrome mixer tap and, to the right, is a capsule WC.

## Bedroom One

12'9" x 11'3" (3.9 x 3.45)

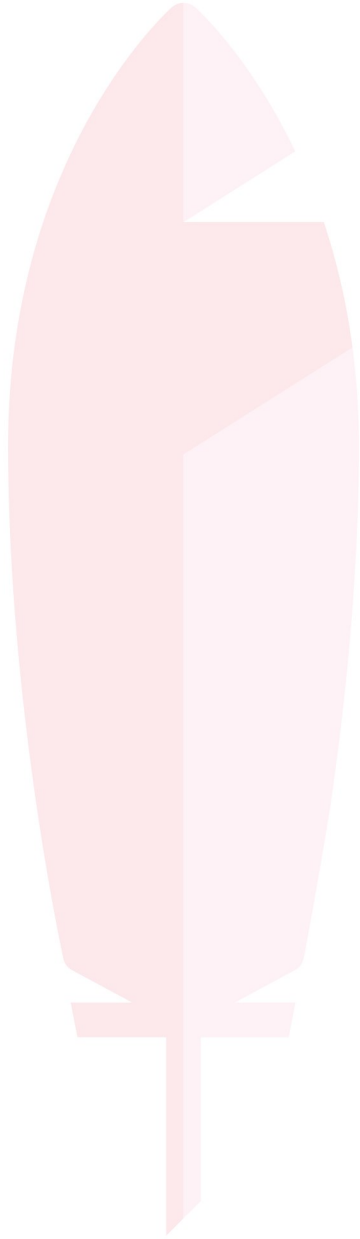
This spacious double bedroom has a total of five fitted wardrobes and a set of fitted drawers too. The carpeted bedroom has a radiator, wall lights and full-height cupboard housing the boiler.

## Bedroom Two

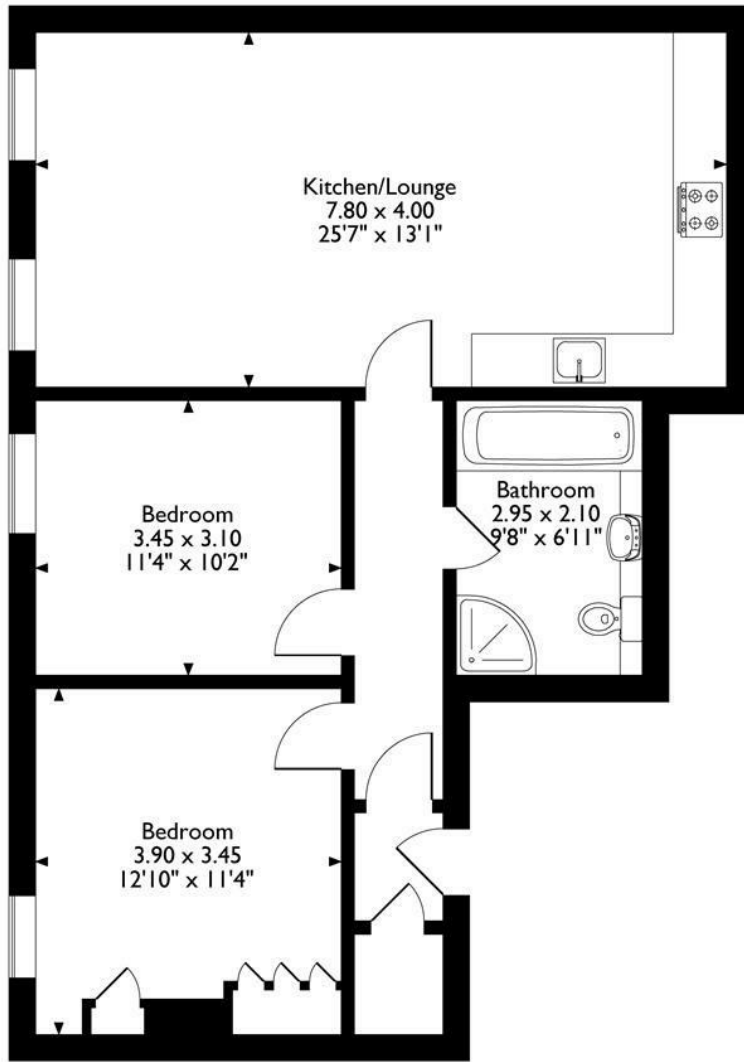
11'3" x 10'2" (3.45 x 3.1)

This beautiful double bedroom has an exposed whitewashed stone wall and the south-facing window opens to more sounds from the brook below. Located at the rear of the building, it is a peaceful room which is carpeted and has a radiator and wall lights.

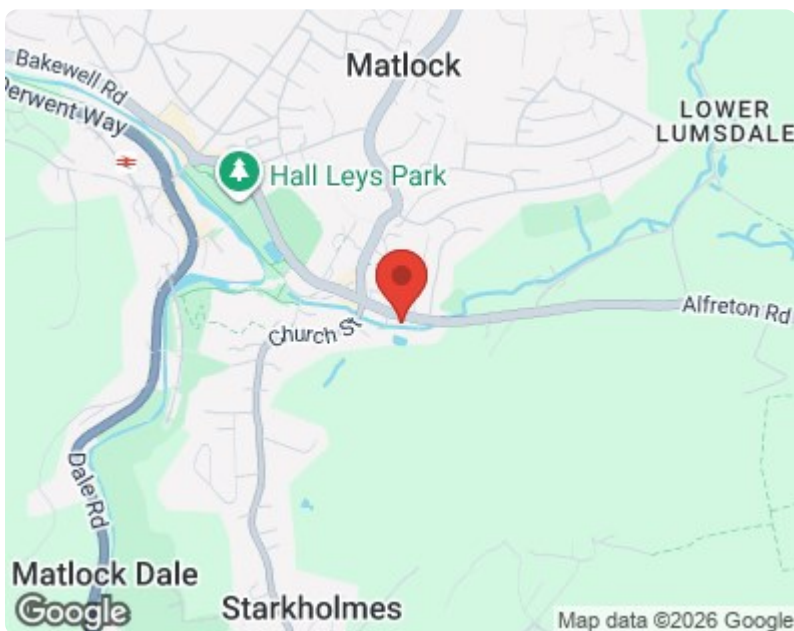




Flat 7, 42 Matlock Green  
 Approximate Gross Internal Area  
 72 Sq M / 775 Sq Ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	81	
	EU Directive 2002/91/EC	

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

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