Sally Botham
ESTATES

Wellington Street, Matlock, DE4 3GS

Offers Over £350,000







Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Built in 2003, this delightful detached stone-built family home enjoys an elevated position with commanding views over the town. The unique split-level design creates a spacious accommodation with: two bedrooms; en suite and family bathroom; living room with a log-burning stove; integral garage; and fitted breakfast kitchen. There are low-maintenance gardens, enjoying a southerly-aspect and a view over the town. There is parking for two vehicles. 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 (4.5miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via a woodgrain-effect UPVC entrance door with a double-glazed and leaded central panel, and floor-length sidelight windows: the door opens to –

RECEPTION HALLWAY A split-level hallway with a front-aspect UPVC double-glazed window enjoying the superb far-reaching views afforded by the property. There is wood-effect laminate flooring, downlight spotlights, and contemporary oak-panelled doors opening to:

GROUND-FLOOR WC Being fully tiled with a ceramic tile floor with under-floor heating, and having a side-aspect double-glazed window. Suite with dual-flush close-coupled WC, and wall hung wash hand basin with an illuminated mirror over. There is an extractor fan.

INTEGRAL GARAGE A spacious single garage with an electrically-operated up-and-over sliding-panel vehicular access door, power, and lighting. There is a front-aspect window and a central heating radiator.

From the upper level of the hallway, a further door opens to:

LIVING ROOM Having a front-aspect UPVC double-glazed bay window, set within exposed stone millions, enjoying superb far-reaching views over the town towards Black Rocks and the Heights of Abraham. There is a further rear-aspect window with obscured glass, and wood-effect laminate flooring following through from the hallway. The room has a contemporary feature fireplace with a raised slate hearth and insert, housing a modern log-burning stove. The room has cornice to the ceiling, wall and centre light points, a point for a wall-mounted tv, and a point for fibre broadband connection.









From the hallway, steps rise to:

FIRST-FLOOR LANDING Again, being split-level and having a balustrade with turned oak spindles and newels. A front-aspect window overlooks the town and enjoys the views. There is a conservation rooflight. The landing has a central heating radiator, wall lamp point, and downlight spotlights. Oak panelled doors open to:

BEDROOM ONE Having front-aspect UPVC double-glazed woodgrain-effect windows, overlooking the town and the open countryside beyond. The room has wood-effect laminate flooring following through from the landing, and a good range of built-in wardrobes providing hanging rail and shelving. There is a central heating radiator with thermostatic valve, downlight spotlights, and a point for a wall-mounted tv, as well as over-bed reading lights. An access hatch opens to a boarded loft space.

FAMILY BATHROOM Having recently been upgraded, the room is fully tiled with a ceramic tile floor with under-floor heating. Suite with: Victorian-style free-standing bath, set upon ball and claw feet, having mixer taps and a mixer shower over, with a glass shower screen; wash hand basin with storage cupboard beneath; and close-coupled WC. There is a contemporary towel radiator, extractor fan, and a large fitted mirror.

From the upper-level of the landing, a panelled door opens to:

BEDROOM TWO With a front-aspect UPVC double-glazed dormer escape window with a Juliet balcony rail, enjoying views over the town, taking in Crich Stand, Riber Castle, Black Rocks, High Tor, and Masson. The room has wood-effect laminate flooring, and a range of built-in wardrobes, providing hanging rails and fitted shelf. There is cornice to the ceiling, and an access hatch opening to a boarded loft space. A panelled door opens to:

EN SUITE SHOWER ROOM With a conservation rooflight window. The room is fully tiled with a ceramic tile floor, and has a suite with: tiled shower cubicle with mixer shower with monsoon rain head and handheld shower spray; wash hand basin with storage cupboards beneath; and dual-flush close-coupled WC. The room has a ladder-style towel radiator, and an extractor fan.

From the reception hallway, a further staircase descends to:

LOWER HALL Having a ceramic tile floor, rear-aspect window overlooking the gardens, and an oak panelled door opening to a deep cloak cupboard with hanging space, and housing: the hot water cylinder and under-floor heating manifolds. In the hall is and a Glow-worm gas-fired boiler, which provides hot water and central heating to the property. From the hall, an oak panelled door opens to:

DINING KITCHEN Having front-aspect UPVC double-glazed windows with fitted louvered shutters, set within exposed stone mullions, overlooking the gardens and the view beyond. A half-glazed entrance door opens onto the rear of the property. The room has ceramic tiles to the floor with under-floor heating. The kitchen has a good range of shaker-style units, with cupboards and drawers set beneath a polished granite worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is an under-mounted one-and-a-half-bowl sink with mixer tap, and a Bosch four-ring induction hob, over which is an extractor canopy that is vented to the outside. Beneath the Hob is a Bosch fan-assisted electric oven. There is an integral 12-place-setting dishwasher, and washing machine. Sited within the kitchen is an American-style side-by-side fridge-freezer, with cold water and ice dispenser. The room is illuminated by downlight spotlights. There is a point for a wall-mounted TV.

OUTSIDE The property has a low-maintenance garden with an artificial-turf lawn, and flagged patios, taking advantage of the southerly aspect. To the front of the property, there is a flagged forecourt, providing off-road parking for two vehicles.

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) 'D'

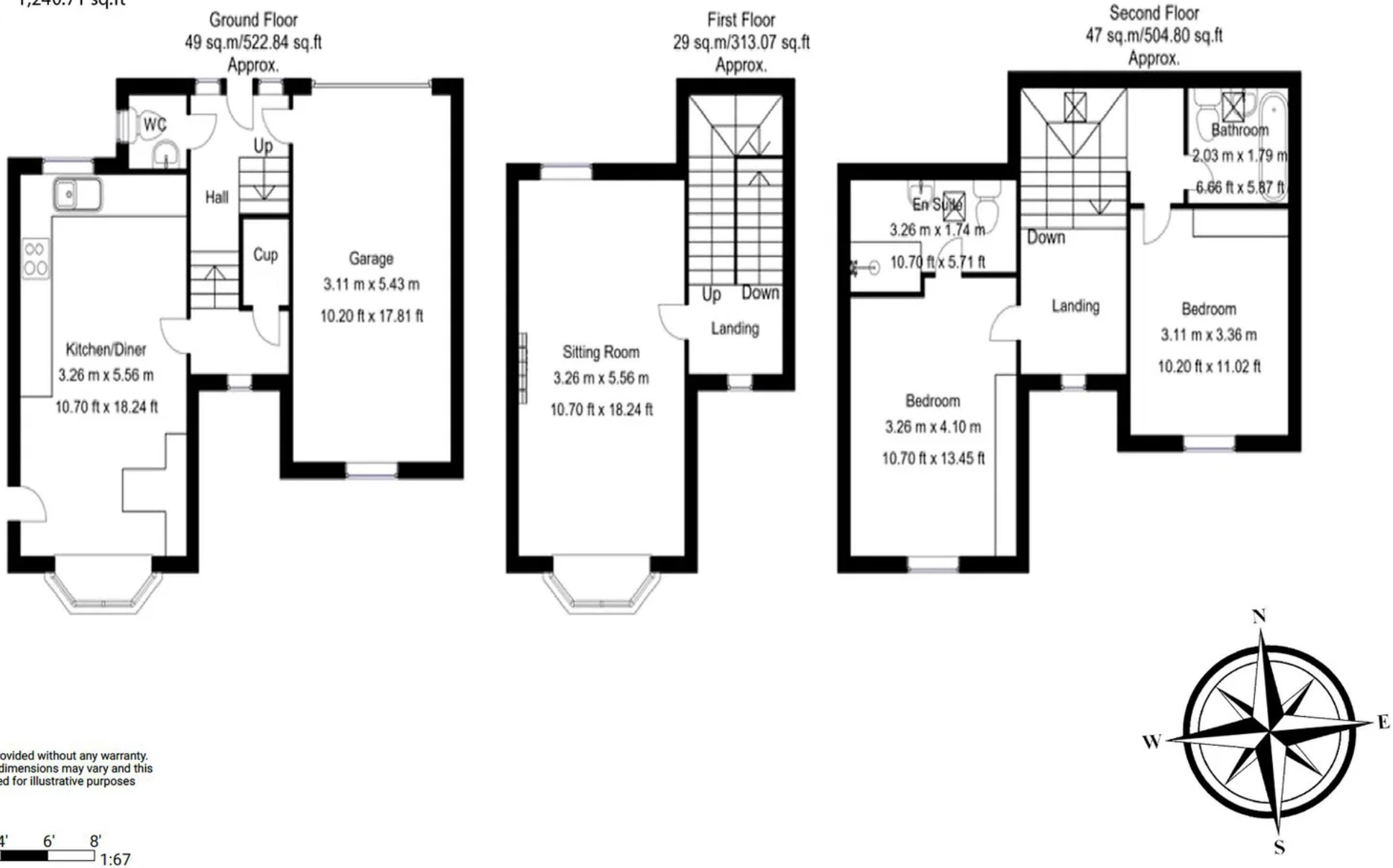
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor 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. Photographs and descriptions may have been enhanced by AI.





79 Wellington St, DE4

DETAILS
Total area: 1,240.71 sq.ft

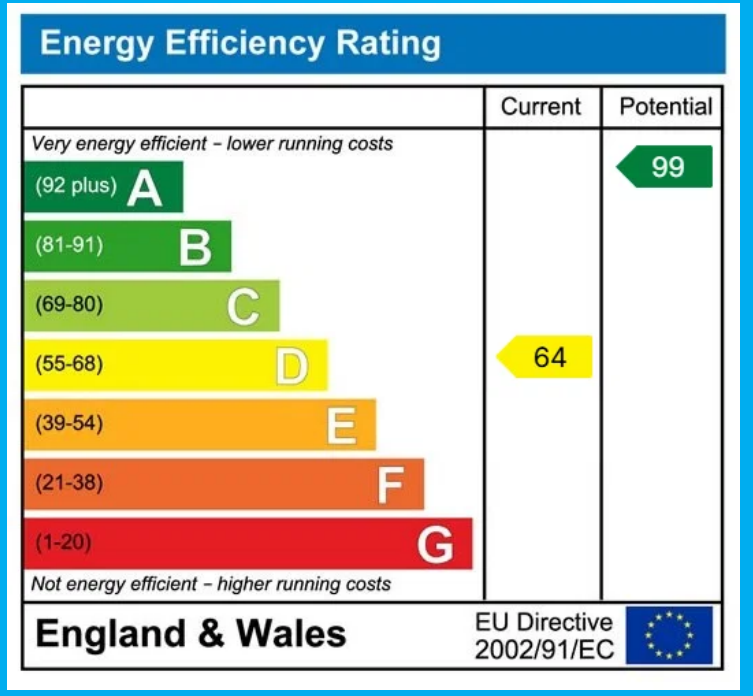


This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.

0' 2' 4' 6' 8'
1:67






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
64
99
England & Wales
EU Directive 2002/91/EC



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