



## 6 Station Road, Matlock, Derbyshire, DE4 2EQ

**£265,000**



Offered with vacant possession/ no chain. An elegant period property situated opposite The Whitworth Park. The stone built character home has an open plan lounge/ diner and two good sized bedrooms with front and rear gardens, garage and car parking to the rear. Viewing is highly recommended



# 6 Station Road, Matlock, Derbyshire, DE4 2EQ

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The well maintained character home is in need of some updating. Offering period semi detached accommodation comprising a welcoming entrance into the hallway, open plan lounge diner and a fitted kitchen. To the first floor there is a shower room and two good sized double bedrooms.

Benefitting from gas central heating and UPVC double glazed windows and doors.

To the front of the property there is a well stocked garden. There is access to the rear, where there is a driveway providing off road parking and leading to a garage. The rear enclosed garden is laid to lawn with a sunny patio, perfect for alfresco dining.

Situated in Darley Dale, close to excellent local amenities and the delightful Whitworth Park and lake. Having a handy convenience store, pub and restaurants, Doctors surgery and bus routes, yet within easy reach of Matlock with its railway station and excellent road links to Chesterfield, Derby and Nottingham ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A UPVC entrance door allows access.

## ENTRANCE HALLWAY

There is a radiator and stairs climb to the first floor.

## LOUNGE

16'8" x 11'11" (5.08m x 3.63m)

A naturally light room with dual aspect UPVC double glazed windows to the side and rear, a carved stone fireplace and hearth with inset electric fire, wall lighting and TV aerial point. An under stairs cupboard provides storage. Open to :

## DINING ROOM

11'7" x 11'1" (3.53m x 3.38m)

There is a UPVC double glazed box bay window with in-built window seat to the front, overlooking the garden and a radiator.

## KITCHEN

10'10" x 7'10" (3.30m x 2.39m)

Fitted with a range of base cupboards, drawers and eye level units with work surfaces incorporating a stainless steel sink drainer. There is space for a free standing cooker, plumbing for an automatic washing machine and housing for a fridge / freezer. A window overlooks the sunny patio and a door allows access to the garden.

## SHOWER ROOM

5'7" x 5'5" (1.70m x 1.65m)

Appointed with a double walk-in shower with glazed screen, vanity wash hand basin with useful storage and a low flush WC. Vinyl flooring, complementary full tiling, extractor fan and a UPVC double glazed window to the rear elevation.

## BEDROOM ONE

11'11" x 9'1" (3.63m x 2.77m)

A generous room, which was previous two rooms with twin UPVC double glazed windows to the front elevation over looking the Park, two radiators and a range of built-in wardrobes providing hanging and shelving.

## BEDROOM TWO

14'8" x 9'7" (4.47m x 2.92m)

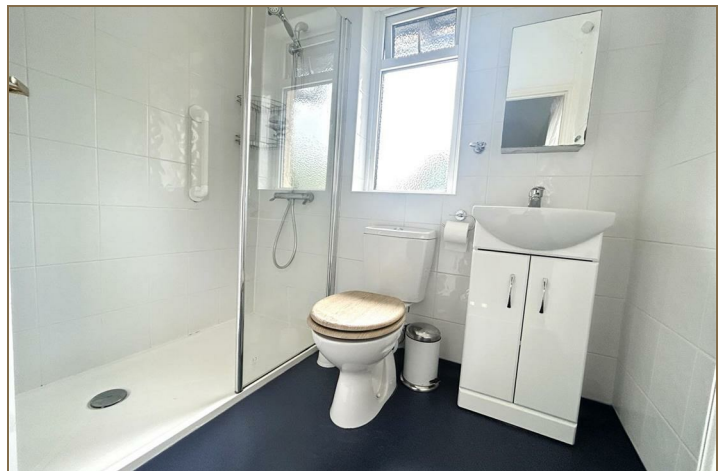
A double bedroom with built-in wardrobes and shelving, radiator and a UPVC double glazed window to the rear.

## OUTSIDE

To the front of the property is a pretty front garden with a stone boundary wall. A garden path leads to the front door and extends to the side, through a secure gate into the rear garden.

## GARAGE

There is an up and over door, light and power. An additional utility room/ store is used has a laundry room with light power and water supply.



Road Map



Hybrid Map



Terrain Map



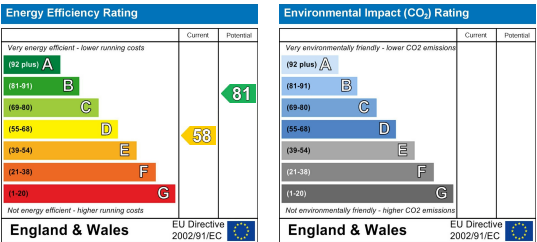
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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