

Sally Botham
ESTATES

Riverbank, Rowsley, Matlock. DE4 2DY

£360,000


ARCHITECT
JOHN L BAKEWELL


ARCHITECT


F&M

3 RIVERBANK, Rowsley

Entering the property via a half-glazed UPVC entrance door, which opens to:

RECEPTION HALLWAY

Having a side-aspect UPVC double-glazed window, light wood laminate flooring, central heating radiator, and telephone point. Panelled doors open to:

GROUND FLOOR WC

Having a front-aspect UPVC double-glazed window with obscured glass. The room is panelled to dado height and has a suite with: dual-flush close-coupled WC, and wash hand basin with a storage cupboard beneath. There is a central heating radiator.

UNDER-STAIRS STORAGE CUPBOARD

A deep storage cupboard with hanging rail and coat hooks.

SITTING ROOM

Having a front-aspect UPVC double-glazed window, central heating radiator, television aerial point with satellite facility. There is a feature fireplace with a rustic timber surround and mantle, having a brick insert and a raised hearth housing a living-flame gas fire. A pair of half-glazed panelled doors with etched glass open to:

GARDEN ROOM

With UPVC double-glazed picture windows overlooking the gardens and the nature reserve to the rear of the property. The room has light wood laminate flooring and a central heating radiator with contemporary radiator cover.

From the sitting room, a further panelled door opens to:

INNER HALLWAY Having a staircase rising to the upper-floor accommodation, and a borrowed-light window to the rear lobby. A panelled door leads to:

DINING KITCHEN

A spacious dining kitchen with front-aspect UPVC double-glazed windows and light wood-effect laminate flooring. The kitchen has a good range of contemporary units, with cupboards and drawers set beneath a timber-effect worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half bowl porcelain sink with mixer tap, and a four-burner gas hob, over which is an extractor hood. Fitted within the kitchen is eye-level double oven and grill. Beneath the worksurface, there is a space and connection for a dishwasher. There is an integral fridge, magic corner unit, and deep pan drawers. Concealed within one of the cupboards is the Baxi gas-fired boiler, which provides hot water and central heating to the property. There is ample space within the kitchen for a family dining table, and the room is illuminated by downlight spotlights. A broad opening leads to:









REAR LOBBY

Having UPVC double-glazed windows and double-glazed patio doors opening onto the gardens and enjoying the fine far-reaching view afforded by the property. The room has laminate flooring following through from the dining kitchen, central heating radiator, and coat hanging space. A half glazed UPVC door opens to:

INTEGRAL GARAGE

Having a roller-shutter vehicular access door, power, and lighting. There is space and connection for an automatic washing machine and space for further white goods.

From the inner hallway, a staircase rises to:

FIRST FLOOR LANDING Having a loft access hatch and panelled doors opening to:

BEDROOM ONE

With rear-aspect UPVC double-glazed windows enjoying views over the nature reserve to the wooded hillside beyond. The room has a central heating radiator, coving to the ceiling, and a bifold door leading to:

EN SUITE SHOWER ROOM

With a front-aspect UPVC double-glazed window. Suite with: shower cubicle with wet-wall-style boarding, having a mixer shower with monsoon-style rain head and handheld shower spray; semi-countertop wash hand basin with storage cupboards beneath and fitted mirror over. The room has an extractor fan.

BEDROOM TWO

Again, with rear-aspect UPVC double-glazed windows enjoying the views over the nature reserve. The room has a central heating radiator, a deep built-in storage cupboard with fitted shelving, and a further storage cupboard over the head of the stairs.

BEDROOM THREE

Having a front-aspect UPVC double-glazed window and a central heating radiator. The room is currently used as a dressing room and has a range of fitted wardrobes with hanging rails and shelving.

FAMILY BATHROOM

A partially-panelled room with front-aspect UPVC double-glazed window with obscured glass, wood-effect laminate flooring, and suite with: panelled bath with Victorian-style mixer taps and handheld shower spray; semi-countertop wash hand basin with storage cupboard beneath; and dual-flush close-coupled WC. The room has a chrome-finished ladder-style towel radiator and an extractor fan.

OUTSIDE

To the front of the property is a forecourt garden with a slate chip bed, ideal for displaying pot plants. A driveway provides off-road parking and gives access to the garage.

To the rear of the property is a delightful enclosed garden with a raised decked terrace immediately to the rear of the property. Beyond the terrace is a lawn with raised beds stocked with flowering plants and ornamental shrubs. There is a flagged patio. The garden is enclosed by fencing and enjoys a southerly aspect.

The property has outside lighting on PIR sensors and an outside water supply.

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'

DIRECTIONS

Leaving Matlock along the A6 towards Bakewell passing through Darley Dale, upon reaching Rowsley village, turn right onto the B6012, then take the first left onto Hinckley Close. Turn right on to Sunnybank, then immediately left onto Riverbank where the property can be found straight ahead.

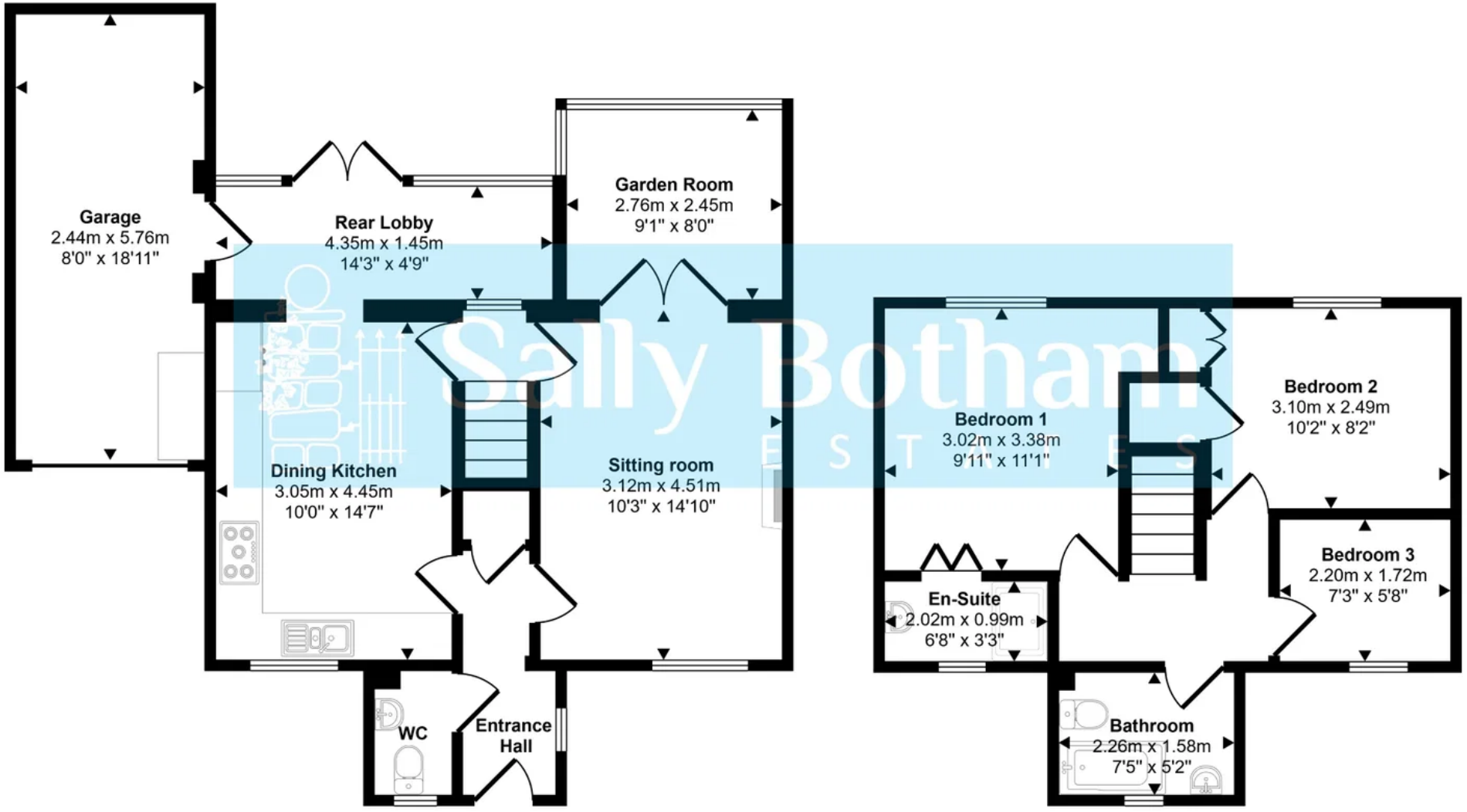
Disclaimer

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. Photographs and descriptions may have been enhanced by AI.





Approx Gross Internal Area
102 sq m / 1103 sq ft



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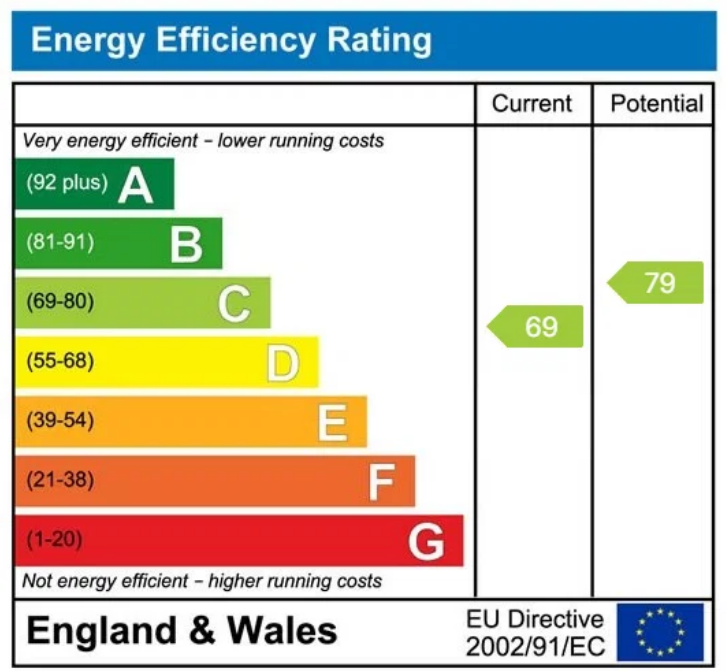
Ground Floor
Approx 66 sq m / 713 sq ft

First Floor
Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.






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
69
79
England & Wales
EU Directive 2002/91/EC



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