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# The Old Workshop, Smith Road, Matlock, DE4 3JL
## £2,500 pcm







- Stunning contemporary home.
- Open plan living dining kitchen.
- Four large bedrooms
- En-suite and family bathroom.
- Utility with WC off.
- Patio gardens with superb views.
- Gated off road parking for several vehicles.
- Easy reach of town centre amenities and railway station

# The Old Workshop, Smith Road, Matlock, DE4 3JL

**Recently converted former workshop is finished to an remarkably high standard, creating a generously proportioned, one-level living, contemporary family home, offering: four bedrooms, main with en suite and dressing area; family bathroom; delightfully spacious open-plan living dining kitchen with bifold doors onto a flagged terrace; large utility room and separate WC.**
Entering the property via a broad double-glazed entrance door, which opens to:

**OPEN-PLAN LIVING DINING KITCHEN** A spacious room with floor-length windows and bifold doors opening onto a south-facing patio terrace. There are further side-aspect double-glazed casement windows. The room has tile-effect flooring throughout.
The kitchen area of the room has a lantern rooflight window set over an island unit with an over-sailing top, creating a breakfast bar with deep pan drawers beneath a quartz worksurface with an inset ceramic hob with integrated extractor. There are further storage cupboards and drawers beneath a quartz worksurface with a matching upstand. There is an inset one-and-a-half bowl sink with mixer tap. Sited within the kitchen are a pair of Neff eye-level fan-assisted electric ovens, and an integral 12-place-setting dishwasher. The dining area of the room has further storage drawers beneath a matching quartz worksurface. There is a point for a wall-mounted TV, and there is a wall-mounted electric panel heater. The kitchen and dining area are illuminated by low-energy downlight spotlights, and there is ample space for side furniture and a dining table.
A broad opening leads to the sitting area, which is open to the apex of the roof, with a polished timber plank apexed ceiling, and media wall with illuminated display niches and a point for a wall-mounted TV. The room has an apexed gable end window, and further side-aspect windows, flooding the sitting room with natural light. There are wall-mounted electric panel heaters and contemporary pendant lights.
From the kitchen area, a door opens to:

**UTILITY ROOM** A good-sized utility room with a half-glazed stable-style door opening onto the side of the property. There is tile-effect flooring, following through from the dining kitchen, and a range of shaker-style units in a paint-effect finish, with cupboards and drawers beneath a quartz worksurface with a matching upstand. There is an inset one-and-a-half-bowl sink. Beneath the worksurface, there is space and connection for an automatic washing machine and tumble dryer. The room is illuminated by downlight spotlights, and there is coat hanging space, a wall-mounted panel heater, and an extractor fan. A pair of doors open to a cylinder cupboard housing the Megaflo mains pressure hot water cylinder, which is fitted with dual immersion heaters.
From the utility room, an oak panelled door opens to:
**WC** With a side-aspect double-glazed window with obscured glass, panelling to dado height, and suite with: dual-flush close-coupled WC; contemporary circular wash hand basin with pillar tap, set upon a wash stand with storage cupboards beneath. The room has an extractor fan.
From the living area, a modern oak panelled door opens to:

**INNER HALLWAY** Having high-level double-glazed windows, flooding the area with natural light. The room has contemporary wood-effect laminate flooring, a wall-mounted panel heater, and oak doors opening to:

**BEDROOM ONE** A delightfully spacious room with side-aspect double-glazed picture windows enjoying superb views over the town towards High Tor and Black Rocks. Bi-fold doors open onto a block-set terrace and enjoy far-reaching views over the Derwent Valley to the west. The room has further high-level double-glazed windows and a high ceiling, creating a light and airy space. There are wall-mounted electric panel heaters, contemporary bedside drawers, and a matching drawer unit, over which is a point for a wall-mounted TV. The room has contemporary pendant lights.Set within a dressing area are a range of built-in wardrobes, providing hanging rails and storage shelving. There are glass display shelves, and a contemporary oak door opening to: **EN SUITE** With a floor-length double-glazed window overlooking the terrace and the open countryside that surrounds the town. The room has panelling to one wall, limed-oak-effect flooring, and suite with: level-entry shower cubicle with Mira Decor shower, with overhead monsoon-style rain head and handheld shower spray; contemporary wash hand basin with storage cupboards beneath; and concealed-cistern dual-flush WC. The room has a chrome-finished ladder-style electric towel rail.

**BEDROOM TWO** Another spacious room with UPVC double-glazed picture windows taking advantage of the 180-degree far-reaching view over the town and beyond. The room has wall-mounted electric panel heaters, downlight spotlights and over-bed pendants. There is a point for a wall-mounted TV.
**BEDROOM THREE** Again, with double-glazed picture windows having similar views to bedroom two. There are wall-mounted electric panel heaters, downlight spotlights, and over-bed pendants.
**BEDROOM FOUR** With side-aspect double-glazed casement windows. There is a wall-mounted panel heater, downlight spotlights, and point for a wall-mounted TV. This room would make an ideal study / work-from-home space, if not required as a bedroom.

**FAMILY BATHROOM** A generous room with limed-oak-effect flooring, and a modern suite with: double-ended bath with side-fill wall-mounted taps; contemporary wash hand basin with pillar tap, set upon a wall-mounted washstand with pull-out drawer, and over which is an illuminated mirror with integral shaver point; dual-flush close-coupled WC; and level-entry shower cubicle, having a mixer shower with monsoon-style rain head and handheld shower spray. The room is illuminated by downlight spotlights and there is an electric chrome-finished ladder-style towel radiator.

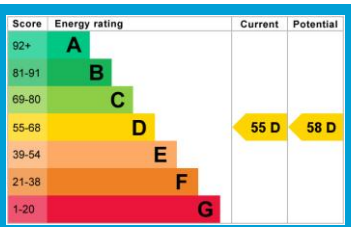
**OUTSIDE** The property is approached via a driveway with electrically operated gates, which open to a gravelled parking area for several vehicles, where there is a timber garden shed. From the driveway, a five-bar gate opens to a block-set terrace enclosed by hedging, fencing, and stone walls, with a central border with flowering plants and an ornamental copper beech tree. A gravelled pathway leads down the side of the property to an open veranda, which protects the door to the utility room. The pathway continues to a further block-set terrace, where the doors open from the master bedroom. To the far side of the property is a raised decked terrace.

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.










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