



20 Steep Turnpike, Matlock - DE4 3DP
Offers Around £375,000



20 STEEP TURNPIKE

Matlock

Situated within easy walking distance of the heart of the popular market town of Matlock, this detached stone-built home occupies a good-sized plot with delightful gardens, ample off-road parking, an adjoined annex and far-reaching views across the surrounding Derbyshire countryside. Offered for sale with no upward chain, the property provides spacious and versatile accommodation in a sought-after and convenient location.

The well-proportioned accommodation briefly comprises an entrance porch, welcoming entrance hallway, spacious sitting room with an adjoining sunroom, separate dining room, kitchen, guest cloakroom and a versatile home office. To the first floor are three double bedrooms, one benefitting from an ensuite shower room, together with a family bathroom.

Outside, a driveway provides ample off-road parking and gives access to the adjoined annex with pitched glass roof. The gardens extend to the front and side of the property and are predominantly laid to lawn with mature shrubs and well-stocked planted borders, creating a delightful outdoor space from which to enjoy the views across the surrounding countryside.

The property is ideally placed just a short stroll from Matlock's excellent range of independent shops, cafés, restaurants, bars and everyday amenities, together with the popular Hall Leys Park. The stunning scenery of the Derbyshire Dales and Peak District National Park is also close by, offering an abundance of walking routes and outdoor pursuits. Matlock railway station provides services connecting to the national rail network, while excellent road links make Derby, Nottingham, Sheffield, Chesterfield and Bakewell all readily accessible.

Combining generous accommodation, pleasant gardens, excellent parking, beautiful views and an enviable town centre location, this home is ideal for a wide range of buyers and is offered for sale with no upward chain.





Entrance Porch

19' 2" x 3' 8" (5.84m x 1.12m)

Accessed via glazed double entrance doors, the porch, with windows to the front aspect together with an additional glazed door to the side, provides a lovely spot to sit and take in the views across the garden. A timber part-glazed entrance door, complete with matching side panels and an overlight, all retaining the original glass, leads through to the entrance hallway.

Entrance Hallway

A welcoming entrance hallway with a staircase rising to the first floor. Panelled doors provide access to the dining room, sitting room, kitchen and guest cloakroom. A further door opens to a useful understairs storage cupboard, measuring 2.23m x 0.85m.

Dining Room

12' 11" x 12' 10" (3.94m x 3.91m)

A well-proportioned reception room with a window to the front aspect, as well as a smaller side window, that allows plenty of natural light to flood the space. A beautiful Hopton Wood stone fireplace forms an attractive focal point, while original picture rails enhance the room's character and charm.

Sitting Room

13' 7" x 12' 10" (4.14m x 3.91m)

With a side aspect window, this is another good sized and comfortable room, filled with natural light and enjoying a delightful outlook over the garden and surrounding countryside. A large feature fireplace with a stone surround and stone and brick back creates an attractive focal point, while a wide opening leads into the adjoining sunroom.

Sunroom

10' 10" x 6' 1" (3.30m x 1.85m)

Providing additional living space and making the most of the far-reaching views.

Kitchen

12' 11" x 10' 2" (3.93m x 3.10m)

A spacious kitchen featuring quarry tiled flooring and enjoying plenty of natural light from two windows to the rear and a further window to the side aspect. Fitted with a good range of wall and base units complemented by roll-edge work surfaces and tiled



splashbacks, the kitchen also incorporates an inset one and a half bowl sink with mixer tap, an integrated dishwasher and under-counter space for a fridge. There is ample space and the necessary fittings for a range-style cooker. A part-glazed door with overlight provides internal access to the adjoined annex.

Guest Cloakroom

6' 5" x 2' 10" (1.96m x 0.86m)

Fitted with a low flush WC and a wall-hung wash hand basin. The walls are fully tiled and complemented by a large inset mirror, with an obscured glass window to the rear aspect.

First Floor Landing

The elegant staircase, featuring a wooden handrail and traditional balustrade, leads up from the entrance hallway to this spacious first floor landing. A window to the front aspect enjoys delightful far-reaching views across the surrounding countryside. Panelled doors open to the three double bedrooms and the family bathroom, while a ceiling hatch gives access to the attic space.

Bedroom One

12' 11" x 12' 11" (3.93m x 3.93m)

A spacious double bedroom positioned to the front of the property, enjoying a large window with delightful far-reaching views over Matlock's rooftops towards the surrounding hills. One wall is fitted with an extensive range of built-in wardrobes, providing excellent hanging and storage space.

Bedroom Two

12' 11" x 12' 10" (3.94m x 3.92m)

The second double bedroom is also at the front of the home, enjoying the same superb views as from bedroom one. This room has the added benefit of an ensuite shower room.

En-suite Shower Room

7' 2" x 3' 8" (2.19m x 1.11m)

Fitted with a modern white suite comprising a walk-in shower enclosure with thermostatic shower, a concealed cistern WC and a wash hand basin with mixer tap set within a vanity unit. A ladder-style heated towel rail completes the room.



Bedroom Three

12' 11" x 10' 3" (3.94m x 3.13m)

A further double bedroom which has a window to the side aspect. Fitted wardrobes provide plenty of hanging and storage space.

Family Bathroom

8' 5" x 6' 5" (2.56m x 1.95m)

A spacious bathroom fitted with a coloured suite comprising a panelled bath with electric shower and glazed screen, pedestal wash hand basin and low flush WC. An obscured glass window to the rear aspect provides privacy, while the room is finished with tiled walls, a mirrored wall cabinet and a ladder-style heated towel rail.

Adjoined Annex

17' 3" x 11' 5" (5.25m x 3.49m)

Accessed via an electric roller door to the front, this adjoined annex benefits from power and lighting. The pitched, predominantly glazed roof creates a bright and airy space, making it suitable for a variety of uses. A window and part-glazed pedestrian door provide access to the rear garden, while internal doors lead through to the kitchen, home office and the boiler/utility room.

Boiler Room/Utility

6' 7" x 5' 5" (2.01m x 1.65m)

Housing the wall-mounted Ideal gas-fired boiler serving the central heating and hot water system, this useful room also offers space and plumbing for a washing machine, together with additional space for storage or further appliances as required.

Home Office

10' 4" x 9' 3" (3.14m x 2.83m)

With windows to both the side and rear aspects, this versatile room is ideally suited as a home office, offering a quiet space separate from the main living accommodation. Equally, it could serve as a music room, hobby room or playroom.





Garden

The property occupies a generous corner plot with attractive gardens extending to the front and side of the home. The front garden is mainly laid to lawn and complemented by mature shrubs, established hedging and well-stocked planted borders. A patio area adjacent to the entrance porch provides an ideal spot for outdoor seating, while a pathway continues around the property to the side garden. The side garden is predominantly laid to lawn and enclosed by attractive stone walling and mature planting, creating a pleasant outdoor space. A pathway also provides access to the rear of the adjoined annex.

Driveway

To the side and rear of the property, a driveway provides off-road parking for up to three vehicles and gives access to the adjoined annex.





Floor 0



Floor 1



Approximate total area⁽¹⁾

145.7 m²

1569 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

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