



70 Rutland Street, Matlock, DE4 3GN
£900 pcm



- Newly Refurbished Ground Floor Apartment
- 2 Double Bedrooms
- Within easy reach of town centre
- Commanding Views!
- Open plan kitchen dining room
- Spacious Sitting Room
- Flagged Terrace Seating Area

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An exceptionally well presented, delightfully spacious, newly refurbished, ground floor Apartment. Ideally located within easy reach of the town centre and enjoying a slightly elevated position with commanding far reaching views. Offering; 2 double bedrooms, spacious sitting room, open plan dining kitchen.

From the bathroom and utility there is an outside flagged terrace entering the property via a half glazed UPVC entrance door which opens to:

KITCHEN 12'2 x 10' (3.71m x 3.05m)

Having rear aspect UPVC double glazed windows, timber effect Karndean flooring and a good range of kitchen units in a contemporary high gloss finish with cupboards and drawers set beneath a solid timber work surface. There are wall mounted storage cupboards, set within the work surface is a twin bowl corner stainless sink with mixer tap and a four-burner gas hob with decorative glass splash back, which is vented to the outside. Beneath the hob is a fan assisted electric oven and there is an integral 12 place setting dishwasher. Beneath the work surface there is an underwork surface fridge. The room is illuminated by low energy downlights and there is an architectural feature central heating radiator. The room has a shoe storage unit and a broad opening leading to:

DINING AREA 13'8 x 13'5 (4.16m x 4.09m)

Having a side aspect UPVC double glazed window, light wood effect flooring and an architectural feature central heating radiator with thermostatic valve. There is a fitted storage unit with glass fronted display cabinets and drawers. From the kitchen area a pair of half glazed double doors with etched glass panels opens to:

SITTING ROOM 14'4 x 11'4 (4.37m x 3.45m)

Having sliding sash double glazed windows with superb far reaching views over the town to the wooded hills and open countryside of the Derwent Valley. The room has light wood effect flooring and a feature former fire opening creating a display niche. There are built in open display shelves and central heating radiators with thermostatic valves.

From the kitchen a panelled door leads to:

UTILITY ROOM 9'3 x 4'4 (2.82m x 1.34m)

Having UPVC double glazed window with obscured glass, light wood effect flooring and chrome finished ladder style radiator. The room is illuminated by downlight spotlights and there is a solid timber work surface beneath which there is space and connection for an automatic washing machine. Sited within the room is a newly installed Glow Worm gas fired boiler which provides hot water and central heating for the property. A panelled door leads to:

BATHROOM 7'11 x 5'3 (2.41m x 1.6m)

Having a double-glazed window with obscured glass, light wood effect flooring following through from the utility room and suite with shower bath, having mixer taps and over head mixer shower with glass shelves. Contemporary wash hand basin with storage cupboard beneath and illuminated bathroom cabinet and mirror fronted bathroom cabinet over. There is a concealed cistern dual flush WC and central heating radiator with towel rail. The room is illuminated by downlight spotlights and there is an extractor fan. There is a wall boarding to two walls in a marble effect finish from the Linda Barker collection.

From the Kitchen a further panelled door leads to:

BEDROOM ONE 13'9 x 11' (4.19m x 3.35m)

Having side aspect UPVC double glazed window, central heating radiators with thermostatic valves.

From the Dining Room a panelled door opens to:

BEDROOM TWO 10'1 widening to 10'5 x 9'10 (3.07m widening to 3.17m x 3m)

Having a side aspect double glazed window, column style central heating radiator with thermostatic valve and architectural feature vertical radiator.

OUTSIDE

To the front of the property is a flagged seating area with steps rising to an area of communal garden which is mainly laid to lawn. To the side of the property is a further storage space with an outside tap.

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.

