



261 Chesterfield Road, Matlock - DE4 5LE
£360,000



261 CHESTERFIELD ROAD

Matlock, Matlock

Grant's of Derbyshire are delighted to offer For Sale this immaculately presented and spacious semi-detached family home ideally located on the outskirts of Matlock within close proximity to Highfields School and the Lumsdale Valley conservation area. On the ground floor, the property comprises an entrance hallway, guest cloakroom, spacious sitting room and an impressive open-plan kitchen/dining room. There is also a separate utility room providing additional storage and workspace. The first floor offers three well-proportioned bedrooms, each benefitting from its own en-suite bathroom. To the front of the property is a large driveway providing ample off road parking and to the rear of the home is a fully enclosed garden, which incorporates a paved patio area and has a useful workshop with power and lighting. The property benefits from gas central heating, uPVC double glazing throughout. Viewing Highly Recommended.

Virtual Tour Available.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Bed Semi Detached
- Generously Proportioned
- Well Presented Throughout
- Large Driveway
- En-Suite Bathrooms
- Enclosed Rear Garden
- Viewing Highly Recommended





Ground Floor

The home is accessed via the paved driveway which leads to the open covered porch. The composite door opens into the

Entrance Hallway

9' 2" x 18' 4" (2.79m x 5.60m)

A light, spacious and most welcoming space with wooden flooring. The staircase leads up to the first floor and doors provide access to the Living room, guest cloakroom and kitchen. A cupboard houses the Worcester combination boiler.

Sitting Room

11' 4" x 14' 6" (3.45m x 4.41m)

This is a good sized reception room with plenty of natural light flooding through the multi paned window to the front aspect. There is deep coving to the ceiling and a fireplace with black granite hearth housing an electric fire.

Guest Cloakroom

6' 8" x 2' 6" (2.04m x 0.77m)

With tiled flooring, the guest cloakroom is fitted with a dual flush WC and wall hung wash hand basin. There is an obscured glass window to the side aspect.

Open Plan Kitchen/Diner

9' 5" x 11' 6" (2.86m x 3.50m)

This superb open-plan kitchen/diner is ideal for modern family living. The kitchen area is fitted with an excellent range of wall and base units topped with Corian work surfaces and complemented by tiled splashbacks. Integrated appliances include a Hotpoint oven and grill, an Indesit induction hob with extractor hood above and a Kenwood dishwasher. The one-and-a-half-bowl sink with swan-neck tap is perfectly positioned beneath the rear-aspect window, enjoying views over the garden. The dining area offers generous space for a large table and chairs, and the vaulted ceiling together with uPVC French doors creates a light and airy atmosphere, while providing direct access to the rear garden. To the side of the kitchen a door opens into the utility room.



Utility

5' 10" x 11' 7" (1.78m x 3.52m)

With a window to the rear aspect and a continuation of the tiled flooring. This is a most useful room which has wall cupboards and under counter space for two appliances including plumbing for a washing machine. There is an inset chrome sink located under the window and a useful pantry cupboard. A part glazed uPVC door provides access to the pathway leading to the rear garden.

First Floor

The staircase leading up from the entrance hallway reaches the landing with doors opening to the three bedrooms.

Bedroom One

13' 6" x 11' 7" (4.11m x 3.52m)

The master bedroom is flooded with natural light from two uPVC double-glazed windows to the rear aspect and features built-in wardrobes with a hanging rail and storage cupboards above.

Ensuite Bathroom

5' 7" x 10' 11" (1.70m x 3.32m)

With black granite flooring, this part tiled en-suite bathroom is fitted with a modern four piece suite comprising dual flush WC, vanity hand wash basin with mixer tap over, walk-in shower enclosure with thermostatic shower fitting and a panelled bath. The room is lit by inset spotlights and there is a ladder style heated towel rail and obscure, uPVC double glazed window to the front aspect.

Bedroom Two

10' 2" x 10' 1" (3.09m x 3.08m)

A good sized double bedroom with a uPVC double glazed window to the front aspect and two storage cupboards with hanging rail and storage cupboards above.

Ensuite Shower Room

7' 1" x 3' 9" (2.16m x 1.15m)

With wood effect laminate flooring, complementary wall tiling and a modern white suite comprising of a dual flush WC and a vanity wash hand basin with cupboard beneath and mixer tap over. There is a walk-in shower enclosure with thermostatic shower fitting over.



Bedroom Three

6' 3" x 13' 11" (1.91m x 4.23m)

This room would make an ideal third bedroom or home office. It features a front-aspect uPVC double-glazed window that brings in plenty of natural light and a door opens into the en-suite.

Ensuite Shower Room

2' 7" x 7' 3" (0.78m x 2.21m)

With tiled flooring. A contemporary shower room fitted with dual flush WC, wall hung wash hand basin and tiled shower enclosure with thermostatic shower fitting over. The room is lit by ceiling spotlights.

Outside

To the front of the home is a large driveway allowing plenty of off road parking. A paved pathway from the side of the property leads round to a pleasant elevated rear garden with a patio area, ideal for warm weather dining. The garden is mostly laid to lawn with borders having a range of plants and shrubs.

Workshop

9' 7" x 13' 7" (2.92m x 4.14m)

This is a good sized workshop which could serve equally well as a home office. It has the benefit of both power and light.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2195.66 per annum.

Directional Notes

The approach from Matlock town centre is to proceed along Causeway Lane before taking a left at the mini roundabout onto Steep Turnpike. Continue up the hill and at the T-junction turn left onto Chesterfield Road. Proceed along Chesterfield Road passing the Duke of Wellington public house and number 261 is located on the left hand side after approximately one mile.





Floor 0 Building 1

Approximate total area⁽¹⁾

102.1 m²

1097 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

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

GIRAFFE360





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