

**Sally Botham**  
ESTATES

Jackson Road, Matlock, DE4 3JQ

£275,000



**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

A well-presented townhouse property offered with no onward chain, located within easy reach of the town centre. Offering: three bedrooms, main with en suite; family bathroom; first-floor sitting room with balcony taking advantage of the superb view; spacious dining kitchen; and laundry room. Allocated parking for two vehicles.

### **JACKSON ROAD, Matlock**

An exceptionally well-presented townhouse property, ideally located within easy reach of the town centre, enjoying an elevated position with delightful far-reaching views over the open countryside of the Derwent Valley. The accommodation offers: three bedrooms, main with en suite; family bathroom; first-floor sitting room with balcony, taking advantage of the superb view; spacious dining kitchen; and laundry room. The property has allocated parking in a communal car park.

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

### **ENTRANCE HALLWAY**

A large, spacious tiled entrance hall having coat-hanging space, and a broad opening leading to:

### **INNER HALLWAY**

An L-shaped hallway, having a staircase rising to the upper-floor accommodation, and with a useful deep under-stairs storage cupboard. The hallway has central heating radiators with thermostatic valves, and a door opening to a store cupboard with fitted shelving. Further doors open to:

### **BEDROOM ONE**

Having a front-aspect UPVC double-glazed picture window, taking advantage of the delightful views over the open countryside that surrounds the town. The room has a central heating radiator with thermostatic valve, and a panelled door opening to:

### **EN SUITE SHOWER ROOM**

Being partially tiled with the ceramic tile floor and having suite with: shower cubicle with mixer shower, with monsoon-style rain head, and handheld shower spray; pedestal wash hand basin with pillar tap; and dual-flush close-coupled WC. There is a ladder-style towel radiator.

### **BEDROOM TWO**

Again, with front-aspect picture windows taking advantage of the view. The room has a central heating radiator with thermostatic valve, and wall and centre light points.





## **FAMILY BATHROOM**

A partially tiled room with a ceramic tile floor, having suite with: panelled bath with electric shower over, and a glass shower screen; concealed-cistern WC; and contemporary wash hand basin, with illuminated mirror over and storage cupboards beneath. The room has ladder-style towel radiator, and an extractor fan.

From the hallway, a three-quarter turn staircase rises to:

## **FIRST FLOOR LANDING**

Having double-glazed windows on the turn of the stairs with obscured glass. The landing has a central heating radiator with thermostatic valve and panelled doors opening to:

## **SITTING ROOM**

With sliding patio doors opening to a balcony, taking advantage of the southerly-aspect and the superb view over the Derwent Valley and the town, with Black Rocks in the distance. The room has central heating radiators with thermostatic valves, telephone point with broadband facility, wall and centre light points, and a wall-mounted flame-effect electric fire. A broad opening leads to:

## **DINING KITCHEN**

Again, with front-aspect double-glazed picture windows with views towards Masson and Stanton Moor. The kitchen area of the room is fitted with a good range of contemporary units set beneath a mirror-quartz worksurface, which returns to form a peninsular room divide. There are wall-mounted storage cupboards and smoked-glass-fronted display cabinets. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap. Within the kitchen there is an electric cooker, with induction hob, over which is an extractor canopy. There is an integral slimline dishwasher, and beneath the worksurface there is a fridge and freezer. The room has wood-effect tiling to the floor, space for a dining table, and a wall-mounted electric radiator. From the dining area of the room, a panelled door opens back to the first-floor landing.

## **BEDROOM THREE**

Having rear-aspect double-glazed windows with obscured glass, and central heating radiator with thermostatic valve.

## **LAUNDRY ROOM**

Having a worksurface, beneath which is an automatic washing machine. There are built-in storage cupboards and ceramic tiles to the floor.



## OUTSIDE

To the front of the property is a flagged terrace, taking advantage of the southerly aspect and the fine view. From the terrace, a shared stepped pathway leads to the two allocated car parking spaces in a communal car park.

## 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

## DIRECTIONS

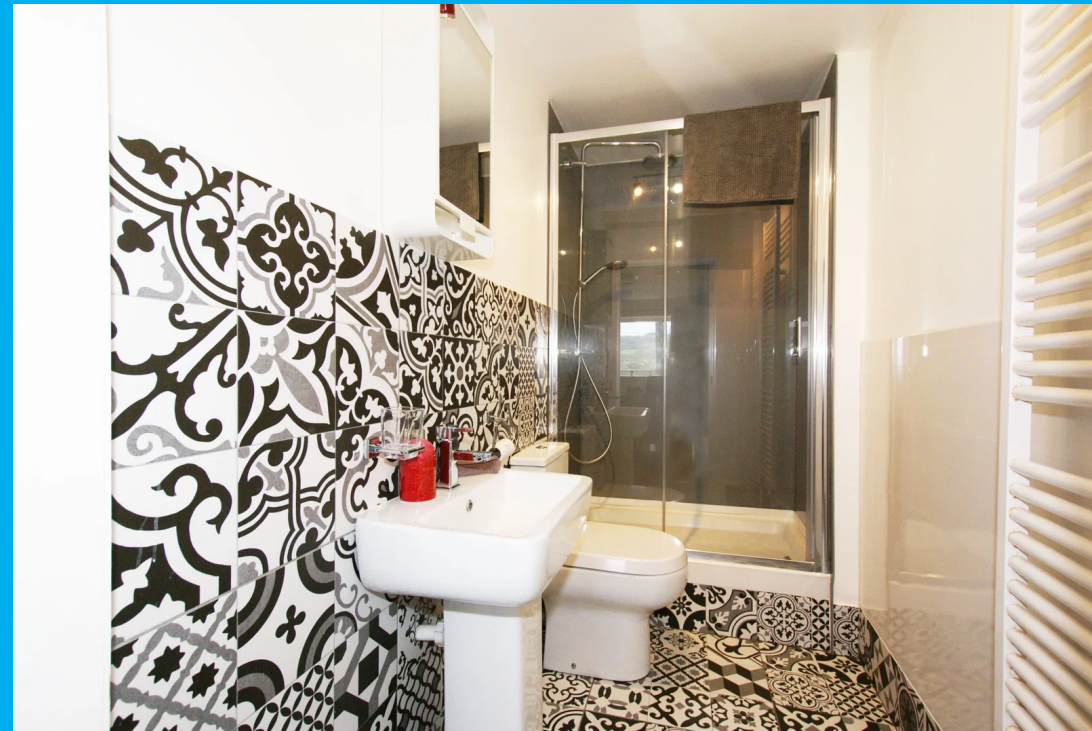
Leaving Matlock Crown Square via Bank Road: follow the road up the hill, turning left by County Hall onto Smedley Street. Take the fourth right turn into Far Green. Follow the road up the hill and around the right-hand bend, where the property can be found on the left-hand side immediately after the bend.

## ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

## 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.



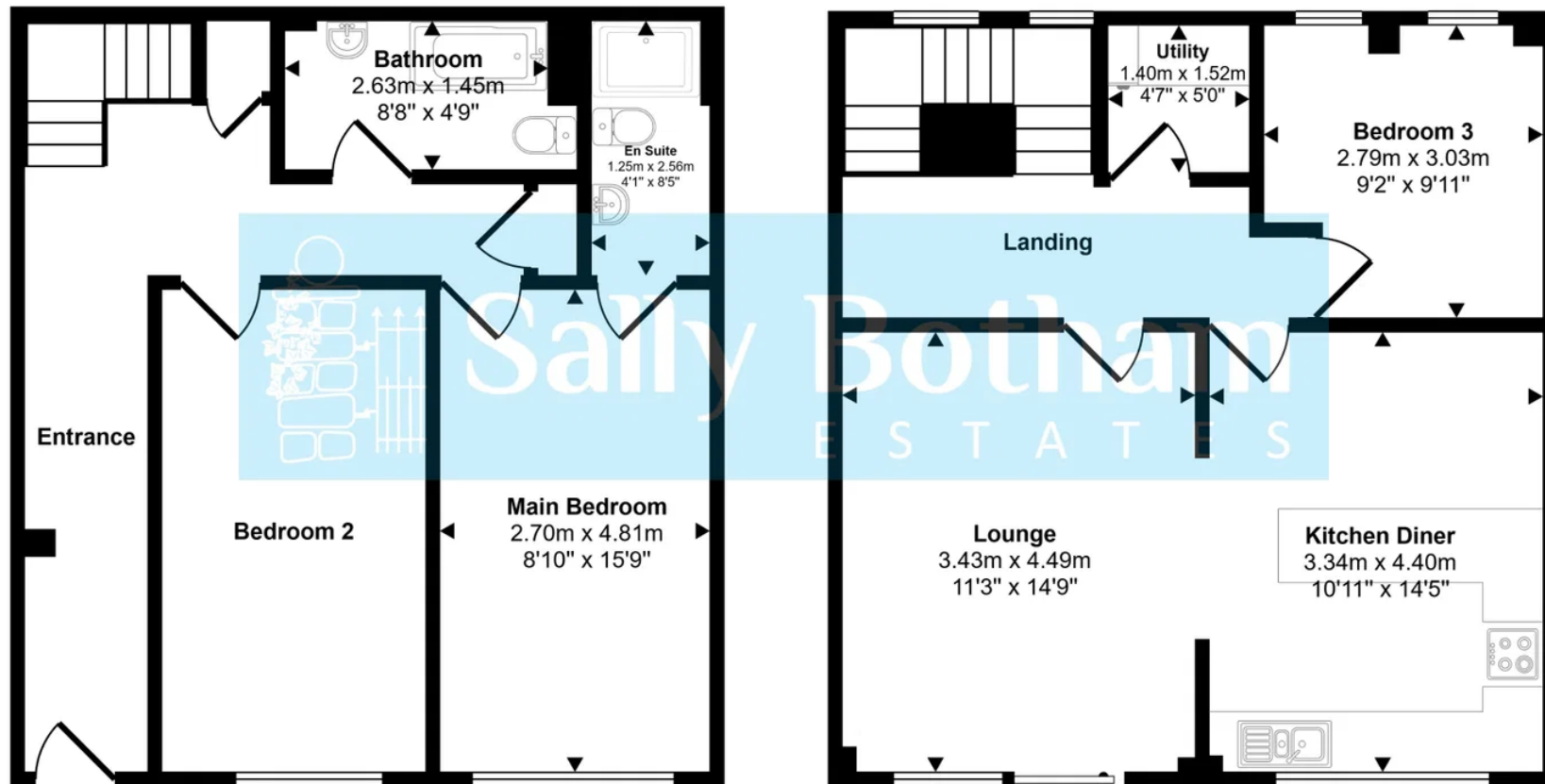




### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Approx Gross Internal Area  
105 sq m / 1128 sq ft



Ground Floor  
Approx 52 sq m / 560 sq ft

First Floor  
Approx 53 sq m / 567 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.