BRICKS + MORTAR

Megdale,
Matlock, DE4 3TE

With fantastic 180-degree views from Riber Castle and across the valley, this 'upside down' house is configured to maximise those views. The current owners have added a Juliet balcony and fully-glazed French doors to the sitting room - and the home also has off-road parking, modern shower room and beautiful garden with dining patio and decking.

Entering at ground floor level, the large dining hallway leads through to the sitting room and kitchen. Stairs lead down to three bedrooms and the family shower room. There is a driveway at the front with space for one vehicle, a sheltered front garden and the rear garden with spectacular views.

We've sold two homes around the corner very quickly in recent weeks, so please contact us swiftly if you'd like to book a viewing.

Megdale is within walking distance of the town centre and around the corner from All Saints Junior School, with Dimple Grounds playing fields even nearer. The Arc leisure centre and countryside walks are within easy reach too.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Spectacular panoramic elevated views
- 'Upside-down' house to take advantage of the views
- Beautiful rear garden with dining patio and decking
- Walking distance to town centre
- Short walk to schools and leisure centre
- Driveway parking for one vehicle
- Modern shower room
- uPVC double-glazing
- Sitting room with Juliet balcony
- Council tax band C

£235,000

Megdale, , Matlock, DE4 3TE

Front of the home

Juniper hedges form the front boundary, with a decorative wrought iron gate opening to steps down to the gravelled, sheltered front garden. From here, a timber gate leads directly through to the rear garden.

Up at ground level, a tarmac drive has space for one vehicle in front of the home. Enter through a part-glazed composite front door, which has a chrome handle and letterbox to the left.

Dining Hall

14'7" x 9'6" (4.45 x 2.9)

The wide entrance hall is so large that it also acts as the dining room for the home, with space for a 4-6 seater dining table and sideboard. Step through the front door onto a wide barrier mat, with a deep double cupboard on the left. It's the perfect spot to kick off muddy boots and hang coats after a hearty local walk. The room is carpeted and has three ceiling light fittings, a radiator and wide west-facing window on the right.

An open archway looks down over the stairs and another archway leads through to the kitchen and sitting room.

Sitting Room

12'7" x 10'5" (3.85 x 3.2)

The immediate eye-catching feature here is the incredible view through the fully-glazed French doors, with Juliet balcony beyond. It's a bright and airy room with light flooding in through those south-facing doors and the north-facing window at the opposite end. These are the best views in the house and look all the way from Riber Castle in the east over the rear garden to the trees and hillsides sweeping south and west in the distance.

The room is carpeted and has two ceiling fan lights, a radiator and a gas fire set upon a granite hearth. There is plenty of room for seating and additional furniture.

Kitchen

9'10" x 7'4" (3 x 2.25)

With more tremendous far-reaching views through two south-facing windows, this kitchen has laminate flooring, a radiator, ceiling light fitting and tiled splashbacks. The U-shaped worktop has a range of fitted cabinets above and below, with space and plumbing for a washing machine and also a refrigerator. The integral four-ring gas hob has an electric oven below and brushed chrome extractor hood above - and a stainless steel sink and drainer with chrome mixer tap is situated in front of the windows.

Stairs to lower ground floor

Carpeted stairs with a handrail on the right lead down to the lower ground floor. The carpeted hallway has a half-glazed uPVC door to the rear garden, with matching panelled doors to the three bedrooms, shower room and under-stairs cupboard. The hallway also has a ceiling light fitting and radiator.

Bedroom One

14'3" x 9'6" (4.35 x 2.9)

This large double bedroom at the front of the home is located beside the sheltered front garden - it's a quiet and peaceful room. The carpeted bedroom has a large window, two radiators, ceiling light fitting and plenty of space for a bed and furniture.

Bedroom Two

10'9" x 6'10" (3.3 x 2.1)

Currently set up as a home office, this single bedroom would also make a great baby's nursery. The carpeted room has a radiator, ceiling light fitting and window out to the front garden.

Bedroom Three

10'9" x 8'8" (3.3 x 2.65)

With fantastic views to wake up to, this double bedroom is at the rear of the home, with views over the rear garden to the trees and hillside beyond. This carpeted bedroom has a radiator and ceiling light fitting.

Shower Garden

7'4" x 6'6" (2.25 x 2)

A large cubicle with sliding glass doors houses a mains-fed shower with monsoon head and separate hand-held attachment. The room has laminate flooring, easy-clean panelled walls, a chrome heated towel rail, recessed spotlights, a cupboard with Baxi boiler and patterned frosted double-glazed window. A ceramic sink with chrome mixer tap sits atop the vanity unit, with a ceramic WC to the right.

Rear Garden

Accessed from the lower ground hallway and the side path from the front garden, this south-facing garden is a lovely peaceful sanctuary. The extensive dining patio includes a large shed and still has lots of space for seating and outdoor dining. There is a wall-mounted tap on the exterior wall of the house. Steps lead down to the fragrant garden with privet hedges, flower beds each side and a colourful Japanese maple tree. We love the decking with pergola overhead on the right, which has power points on the outside of the shed too - useful for lighting and other purposes. It's a great position from which to admire the views.

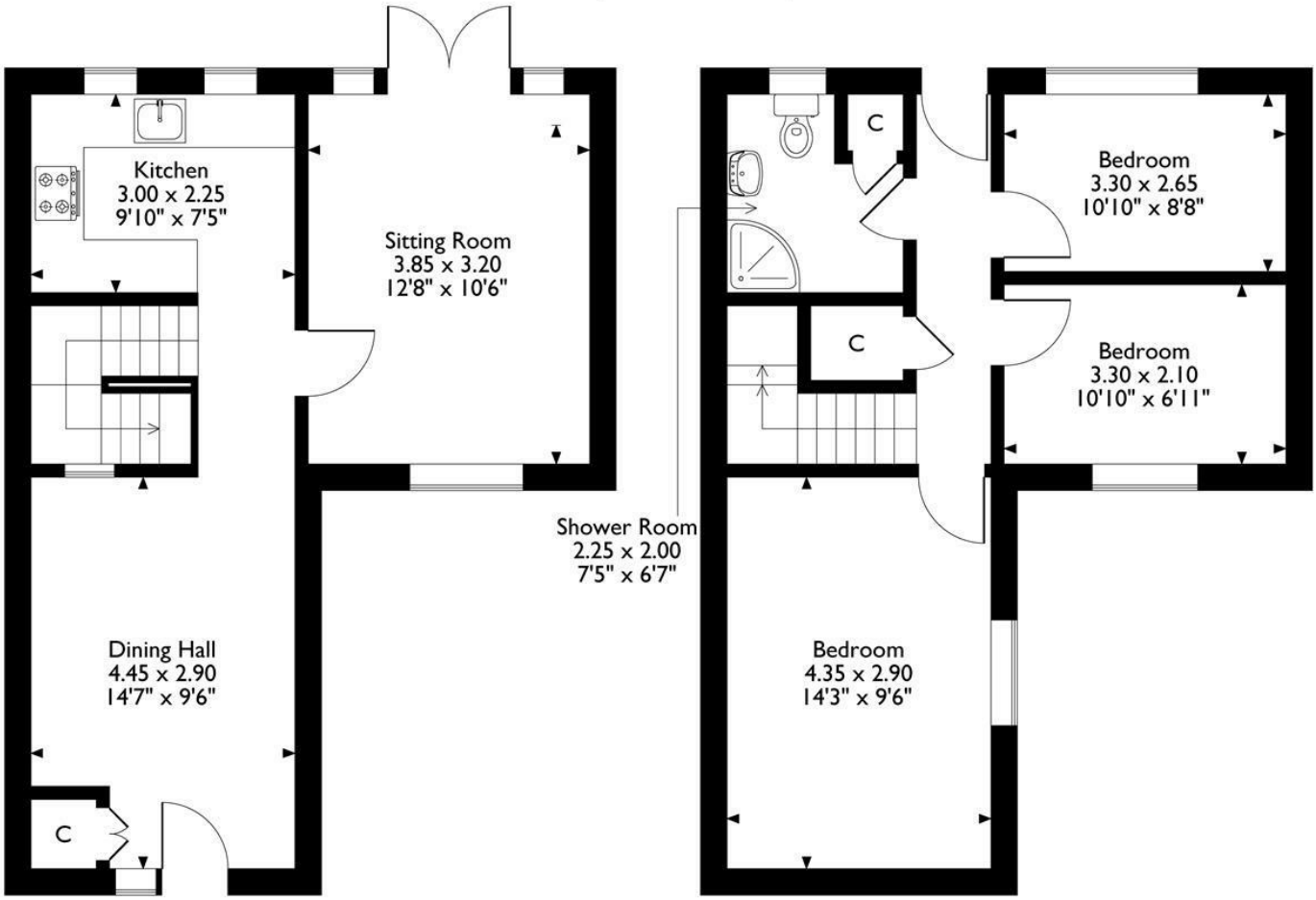
Further down, there is a neat lawn with a gravel area at the bottom. The garden is bordered by timber fences on three sides.

N.B. New EPC pending

Disclaimer

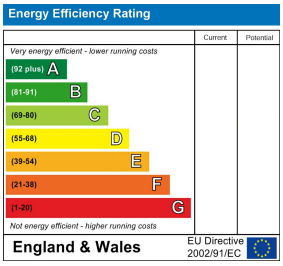
IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us

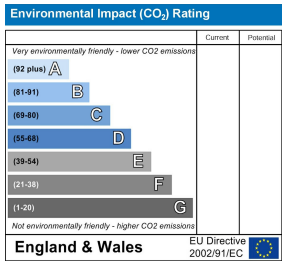
43 Megdale
Approximate Gross Internal Area
80 Sq M / 861 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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