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**194 Hurst Rise, Matlock, DE4 3EU**  
**£850 pcm**



- 3 bedroom semi detached house
- Kitchen/diner
- Shower room
- Good sized sitting room

- Large garden
- Summer House
- Workshop/Garage
- Close to town centre

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# 194 Hurst Rise, Matlock, DE4 3EU

A well present semi-detached family home, ideally located within easy reach of excellent amenities in the town centre of Matlock. The accommodation offers 3 bedrooms, a family bathroom, sitting room and dining kitchen. There are gardens to the front and rear. The property enjoys pleasant views towards Riber Castle.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles) and Bake well (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via a half glazed UPVC entrance which opens to:

**ENTRANCE PORCH** Being constructed of UPVC, being half glazed with double glazed panels, a half-glazed door with etched glass panels opens to:

**RECEPTION HALLWAY** Having a staircase rising to upper floor accommodation, coat hanging space, central heating radiator with radiator cover and a half-glazed panel door with etched glass leading to:

**SITTING ROOM** Having front aspect UPVC double glazed windows enjoying views over the garden and surrounding properties to the open countryside that surrounds the town, taking in Riber Castle round to Bonsall Moor in the west. The room has a feature fireplace with a polished marble surround housing an open grate. There is a fitted dado rail, cornice to the ceiling, central heating radiator with radiator cover, television aerial point, and BT master socket with broadband facility. A half-glazed door with etched glass panel leads to:

**BREAKFAST KITCHEN** With a rear aspect triple glazed window overlooking the enclosed rear garden. A half glazed stable style entrance door opens on to the rear of the property. The room has ceramic tiles to the floor, and a good range of units in a light wood finish with cupboards and drawers set beneath a granite effect work surface with a matching splash back. There are wall mounted storage cupboards with under cabinet lighting, and glass fronted display cabinets. The work surface returns to form a peninsula room divide and breakfast bar. Set within the worksurface is a one and a half bowl sink with mixer tap, and a four burner gas hob over which is an extractor canopy that is vented to the outside. Fitted within the kitchen is an eye level fan assisted electric oven. Beneath the worksurface there is space and connection for an automatic washing machine and further white goods. The undercounter fridge and small chest freezer will be gifted to the tenant.

**RECEPTION HALLWAY** Having a staircase rising to the first-floor landing where doors open to:

**BEDROOM ONE** Having front aspect UPVC double glazed windows, enjoying



the far-reaching views over the open countryside that surrounds the area, taking in Riber Castle, High Tor and the Masson with Black Rocks in the distance. The room has a fitted cupboard with hanging rail and slatted linen storage shelves. There is central heating radiator with thermostatic valve.

**BEDROOM TWO** With a rear aspect double glazed window overlooking the gardens. The room has light wood effect flooring, a central heating radiator with thermostatic valve and downlight spotlights.

**BEDROOM THREE** With a front aspect double glazed window having similar views to bedroom one. The room has a central heating radiator with thermostatic valve and a storage cupboard over the head of the stairs housing the Baxi combination boiler which provides hot water and central heating to the property.

**FAMILY BATHROOM** A fully tiled room with a rear aspect double glazed window with obscured glass. A suite with quadrant shower cubicle with mixer shower having monsoon style head and handheld shower spray; contemporary wash hand basin with storage cupboard beneath; and concealed dual flush WC. There is a chrome finished ladder style towel radiator, downlight spotlights and an extractor fan.

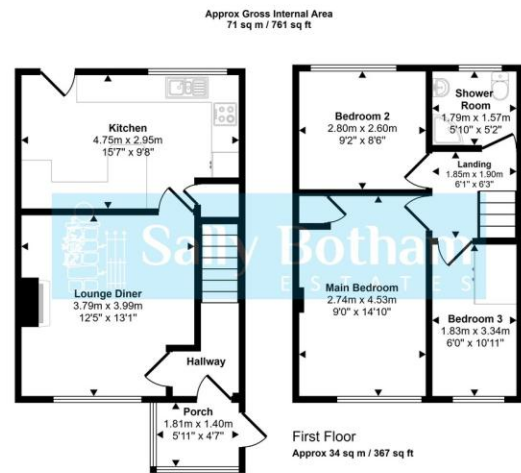
**OUTSIDE** To the front of the property is a low maintenance garden with gravel terraces ideal for displaying pot plants. To the rear of the property is a good-sized area of enclosed garden, with a timber summer house and decked seating area surrounded by lawn beyond which are low maintenance borders interspersed with ornamental shrubs.

**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-](http://checker.ofcom.org.uk/en-gb/mobile-)

**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.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	84 B