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**Flat 5 Tawney House, Matlock Green, Matlock, DE4 3BT**  
**£875 pcm**



- Spacious two double bedroom duplex apartment.
- Spacious upper floor living accommodation.
- Bathroom with separate shower cubicle.
- Spacious open plan dining kitchen
- Allocated parking
- Convenient location close to local amenities

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# Flat 5 Tawney House, Matlock Green, Matlock, DE4 3BT

A spacious, well maintained duplex apartment. Situated within level walking distance of the centre of Matlock. Offering two double bedrooms, family bathroom, good sized sitting room, and spacious dining kitchen. There is an allocated parking space in the communal car park and the property enjoys spectacular far-reaching views over the rooftops to the surrounding countryside and Riber Castle.

Entering the property via a partially glazed panelled entrance door which opens to:

## ENTRANCE HALLWAY

Having staircase rising to the upper floor living accommodation. The hallway is illuminated by downlight spotlights, has a central heating radiator with thermostatic valve. Fitted shelving, a deep understairs storage cupboard providing storage space, and panelled doors which open to:

## STORE CUPBOARD ONE

Having lighting, and housing the Baxi combination boiler which provides hot water and central heating to the property. STORAGE CUPBOARD TWO 1.04m x 0.51m with lighting, fitted shelving and storage space.

## BEDROOM ONE

With rear aspect windows providing views over the rooftops to the church and surrounding wooded hills. There is a central heating radiator with thermostatic valve, television aerial point and telephone with broadband connection.

From the entrance hallway steps rise to A HALF LANDING where panelled doors open to:

## BEDROOM TWO

Having rear aspect windows with similar views to that of bedroom one. Central heating radiator with thermostatic valve, television aerial point and telephone point with broadband connection.

## FAMILY BATHROOM

A partially tiled room having natural limestone tiles to the walls and ceiling, front aspect UPVC double glazed window with obscured glass, and downlight spotlights. Having a suite with pedestal wash hand basin with mixer tap, dual flush close couple WC, panelled bath with mixer tap, quadrant shower cubicle with mixer shower having handheld shower spray. There is a fitted mirror fronted storage cabinet, chrome finish ladder style towel radiator, shaver point and extractor fan.

From the entrance hallway a half turn staircase, with Velux roof light window over, rises to:

## SITING ROOM

A spacious room built into the shape of the roof having side aspect UPVC double glazed windows and a front aspect Velux roof light window. The room is illuminated by downlight spotlights and wall light points. There is a central heating radiator with thermostatic valve, dual television aerial point with satellite facility and telephone point with broadband connection. Steps rising through a broad opening to:



## DINING KITCHEN

Again, built into the shape of the roof and open to the apex with a fine exposed kingpost truss. The room has front aspect UPVC double glazed windows enjoying far reaching views over the rooftops to the surrounding wooded hills and Riber Castle. The kitchen is fitted with a range of cupboards and drawers, in a shaker style finish, set beneath wooden worksurface with tiled splash. Fitted within the worksurface is a one and a half bowl sink with mixer tap and a Neff four burner gas hob with electric oven and grill beneath and an extractor canopy over. There are further wall mounted cupboards providing storage space, integral appliances include a fridge, freezer and CDA twelve place setting dishwasher. There is space for a washing machine, and there is an extractor fan. The kitchen is illuminated by downlight spotlights and the dining area has a rear aspect Velux roof light window, with window seat beneath, providing far reaching views to the surrounding wooded hills. There is a central heating radiator with thermostatic valve and ample space for dining furniture. The dining room is illuminated by wall light points.

## OUTSIDE

There is a communal carpark with allocated parking space from a which external stone steps rises to entrance door.

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

## COUNCIL TAX BAND (Correct at time of publication) 'C'

## DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Alfreton, upon reaching Matlock Green Tawney House can be found on the right-hand side shortly after the bridal shop.

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.



TOTAL FLOOR AREA: 900 sq ft (83.5 sq m) approx.  
 While every effort has been made to ensure the accuracy of all figures contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the particulars of sale. The vendor does not warrant the accuracy of the information and is not liable for any error or omission.

