



## Bakewell Road, Matlock, DE4 3BA

Located within a short walk of the town centre, Arc leisure centre and schools, this great-value home has panoramic views of the rolling hilly countryside beyond the steam railway line opposite. This well-presented home has quarry-tiled flooring, spacious rooms throughout and neat easy-maintenance front and rear gardens. The home is also at the lowest Council Tax band of A.

On the ground floor, the quarry-tiled entrance hallway leads through to the sitting room and kitchen-diner. The roomy landing on the first floor has doors off to the bathroom, two double bedrooms and a third bedroom/home office. The front garden has more of those wonderful views, whilst there is a dining patio, shed and raised flower bed with pond in the rear garden.

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) with parks, river walks 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.

- Council Tax band A
- Excellent value 3 bedroom, 1 bathroom home
- Enclosed rear garden with dining patio
- Panoramic views to hilly countryside
- Walking distance to town centre
- Arc leisure centre and schools a short walk away
- Countryside walks and Peak Rail steam railway line opposite
- Quarry tiled floor
- Modern bathroom and spacious kitchen-diner
- Plenty of on-street parking to front and side roads

**£185,000**

# Bakewell Road, , Matlock, DE4 3BA

## Front of the home

A timber gate beside the privet hedge front border opens into the front garden, with a neat rectangular lawn and cypress hedge on the right and timber fence on the left. The garden includes flower beds and space for seating from which to enjoy the views. A path with tree trunk stepping stones leads to the front door, which has a canopy porch over.

Enter the home through the part-glazed uPVC front door.

## Entrance Hallway

With an attractive quarry-tiled floor, the hallway has a radiator, ceiling light fitting and space under the stairs for footwear and coats. There are stairs on the left, a part-glazed door into the kitchen diner at the end and, on the right, an open entrance into the sitting room.

## Sitting Room

11'1" x 11'1" (3.4 x 3.4)

The triple window on the right has wonderful views across to the rolling Derbyshire Dales countryside. The room has engineered oak flooring, a ceiling light fitting and radiator. We love the brick chimney fireplace, with tiled hearth, which is the focal point of the room. There is a feature arched alcove on the left and this charming room has skirting boards.

## Kitchen-Diner

14'1" x 11'1" (4.3 x 3.4)

This bright and airy room has white walls, subway-style tiled splashbacks, a high ceiling and large window looking out to the rear garden. There is a contemporary tiled floor and plenty of space for a 6-seater dining table and furniture on the left.

Over to the right, the long L-shaped worktop has a modern integral 1.5 sink and drainer with chrome mixer below the window. The cabinets below include an integrated Indesit dishwasher and space and plumbing for a washing machine. In the top-right corner cabinet is a Baxi boiler. Further around are a range of high and low level cabinets and an integral Lamona four-ring gas hob with oven below and brushed chrome extractor fan above. There is space at the far end for a fridge-freezer.

A part-glazed uPVC door leads out to the rear garden.

## Stairs to first floor landing

Carpeted stairs with a banister on the right lead up to the first floor landing. The L-shaped landing has space for storage, a radiator, ceiling light fitting and loft hatch - the loft is fully boarded and has power points. Matching pine doors lead into the bathroom and three bedrooms.

## Bathroom

8'2" x 4'11" (2.5 x 1.5)

Immediately on the left as you walk in is a modern vanity unit with a rectangular ceramic sink with chrome mixer tap and recessed ceiling spotlight above. Beyond is a bath with chrome taps, a pivoting glass screen, tiled surround and mains-fed shower above. The room also includes a ceramic WC with integral flush, frosted double glazed window, porcelain tiled floor, ceiling light fitting and part-tiled walls.

## Bedroom One

11'1" x 8'10" (3.4 x 2.7)

This double bedroom at the rear of the home has views over the rear garden. The room is carpeted and has a radiator, ceiling light fitting and space for a desk/dressing table and additional furniture.

## Bedroom Two

11'1" x 10'9" (3.4 x 3.3)

A great room to wake up in, thanks to the wonderful 180-degree views out of the window across to the beautiful verdant hills. This spacious double is carpeted and has a radiator, ceiling light fitting and space for a bed, wardrobes and bedroom furniture.

## Bedroom Three

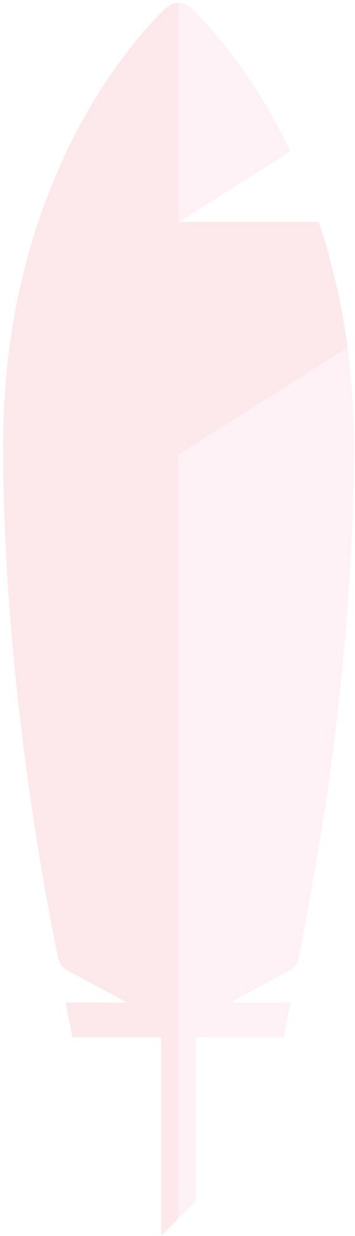
7'10" x 6'10" (2.4 x 2.1)

Currently used as a home office, this bedroom also has tremendous views. It is carpeted and has a radiator, ceiling light fitting and useful over-stairs cupboard.

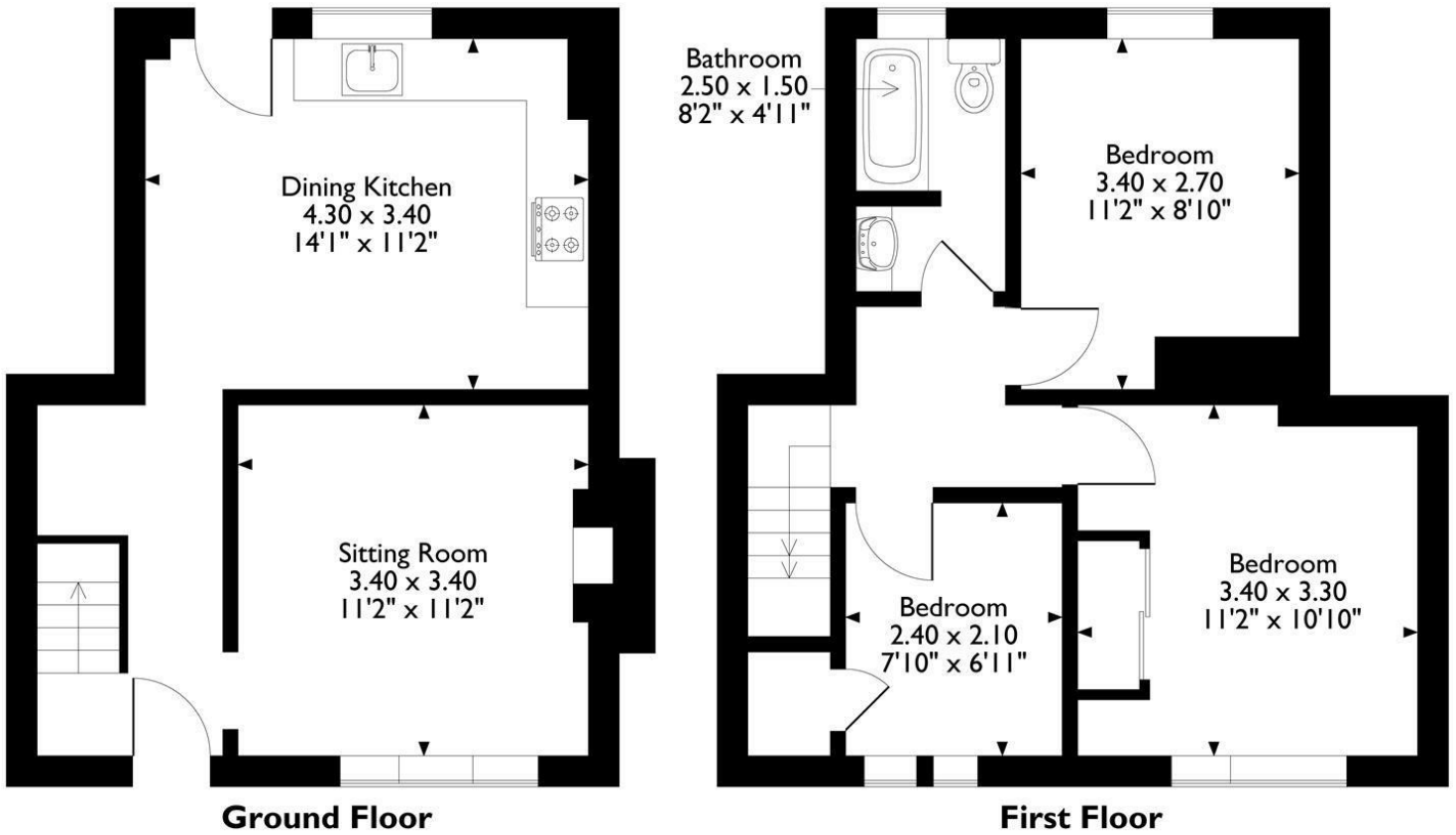
## Rear Garden



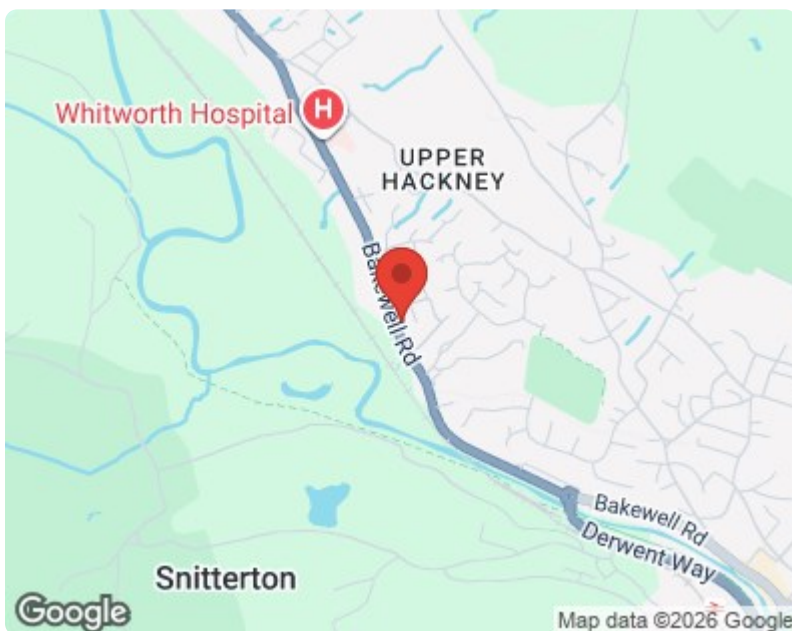
From the kitchen-diner, stepping stones through the gravel area lead to a dining patio and shed. The raised flower bed on the left includes a pond. This private, enclosed garden has timber fence boundaries on three sides and an outside tap.



196 Bakewell Road  
 Approximate Gross Internal Area  
 71Sq M / 764Sq Ft



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		66	
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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