



20a Edge Road, Matlock, DE4 3NH
£1,200 pcm



- Well presented two bed Bungalow
- Part furnished optional
- Parking & Garage
- Good sized garden

- Elevated position with views across Matlock
- Walking distance to the town centre
- Separate sitting room & dining room
- Family shower room

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20a Edge Road, Matlock, DE4 3NH

A well-presented, delightfully spacious, detached bungalow property, ideally located within walking distance of the town centre amenities. Occupying a slightly elevated position with a commanding view over the town and beyond, the accommodation offers: two double bedrooms, family shower room, spacious sitting room, dining room, and fitted kitchen. There is a delightful garden to the rear of the property, a driveway providing off-road parking, and an undercroft garage.

Entering the property via a UPVC woodgrain-effect entrance door with double-glazed panels and side-light window, the door opens to:

RECEPTION HALLWAY Having wood-effect laminate flooring, coving to the ceiling, and an access hatch into the loft space. The hallway has a central heating radiator with thermostatic valve and a telephone point with broadband facility. A panelled door opens to a useful cloak cupboard with hanging space, shelving, and a light. From the hallway, further doors open to:

SITTING ROOM Having a front-aspect UPVC double-glazed bay window with views over the town towards High Tor, the Heights of Abraham, and Riber Castle. A further side-aspect window lends extra light to the room. There is a feature fireplace with a faux marble surround, housing a living-flame gas fire. The room has a central heating radiator with thermostatic valve, and a television aerial point with satellite facility.

KITCHEN Having a Velux rooflight window and a borrowed-light to the dining room. The kitchen has ceramic tiles to the floor, and has a good range of units with cupboards and drawers beneath a timber-effect worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting, and glass-fronted display cupboards. Set within the worksurface is a one-and-a-half-bowl stainless sink, and a four-ring ceramic hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface, there is an automatic washer/dryer and an under-worksurface fridge. There is an integral 12-place-setting dishwasher. The room is illuminated by downlight spotlights. There is a central heating radiator with thermostatic valve. Concealed within a cupboard is the hot water cylinder, and slatted linen storage shelving.

From the kitchen, a door opening leads to:

DINING ROOM Having dual-aspect double-glazed windows, and a Velux rooflight. A glazed UPVC entrance door opens onto the side of the property. The room has ceramic tiles to the floor, following through from the kitchen, and a central heating radiator with thermostatic valve.

From the hallway, further doors open to:

BEDROOM ONE A spacious double bedroom with a front-aspect bay window, having similar views to the sitting room. The room has a central heating radiator with thermostatic valve.

BEDROOM TWO With a rear-aspect double-glazed window overlooking the

gardens. There is a central heating radiator with thermostatic valve.

SHOWER ROOM Being fully-tiled and having a ceramic tile floor with a rear-aspect window with obscured glass. Suite with: Triton thermostatic power shower, pedestal wash hand basin, and close-coupled WC. There is an illuminated wall mirror with shaver point, and storage cupboards. The room has a central heating radiator and an extractor fan.

OUTSIDE To the front of the property, a driveway provides off-road parking and gives access to an undercroft garage. A stepped pathway leads to the entrance door. A flagged pathway leads down the side of the property, from where steps rise to a terraced garden. The lower terrace having an artificial turf lawn, and borders stocked with ornamental shrubs. Steps rise to the upper terrace, again with artificial grass, and borders stocked with shrubs. There is a summer house, taking advantage of the southerly aspect.

UNDERCROFT GARAGE 5.53m x 3.60m Having an up-and-over vehicular access door, power, lighting, and a fitted workbench. A sliding door opens to a useful storage space beneath the property.

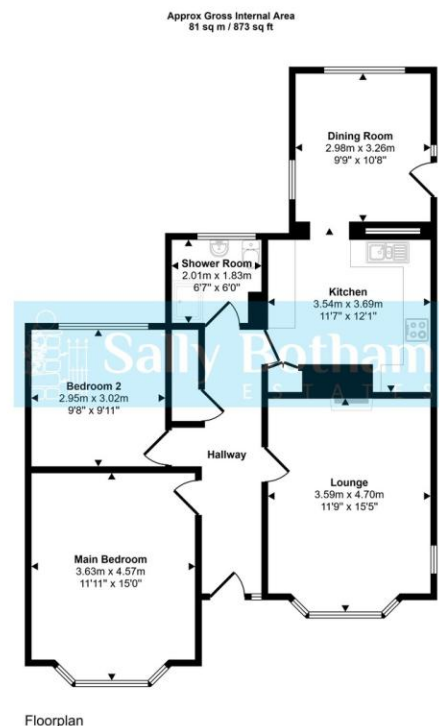
SERVICES AND GENERAL INFORMATION All mains services are connected to the property. The property is fitted with photovoltaic solar panels and water solar panels, supplementing the hot water system.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

COUNCIL TAX BAND (Correct at time of publication) 'D'

DIRECTIONS Leaving Matlock Crown Square via Bank Road, take the second left turn into Edge Road where the property can be found on the right hand side.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		