

Sally Botham
ESTATES

Morledge, Matlock DE4 3SB

£325,000



Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

A delightful semi detached family home in a popular area within easy reach of the town centre. 3 bedrooms, main with en-suite, family bathroom, spacious sitting room, generous dining kitchen, utility room and ground floor WC. South facing enclosed rear garden, off road parking and garage.

41 MORLEDGE, Matlock

An exceptionally well-presented semi-detached family home, ideally located in a popular residential area within easy reach of the town centre. The accommodation offers: three bedrooms, main with en-suite; family bathroom; spacious sitting room; generous dining kitchen; ground floor WC; and utility room. The property enjoys a south-facing enclosed rear garden, and there is off-road parking and a garage.

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 Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via a composite entrance door with glazed panel and sidelight window, which opens to:

RECEPTION HALLWAY Having light wood-effect vinyl flooring, staircase rising to the upper-floor accommodation, kickspace heater, and doors opening to:

GROUND-FLOOR WC Having a suite with: wall-hung wash hand basin, and close-coupled WC. There is a central heating radiator with thermostatic valve, and an extractor fan.

SITTING ROOM Having front-aspect UPVC double-glazed windows overlooking the gardens, and a pair of patio doors opening onto the enclosed garden to the rear of the property. The room has light wood-effect vinyl flooring, following through from the reception hallway. There are central heating radiators with thermostatic valves, and a television aerial point with satellite facility.

DINING KITCHEN A delightfully spacious room with dual-aspect UPVC double-glazed windows. The kitchen area of the room is fitted with a good range of contemporary units in a white high-gloss finish, with cupboards and drawers set beneath a granite-effect worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, and a four-burner Zanussi gas hob, over which is an extractor canopy, which is vented to the outside. Beneath the hob is a Zanussi electric oven. Integral appliances include a 12-place-setting dishwasher, under-counter fridge, and freezer. The room is illuminated by downlight spotlights, and there is ample space for a family dining table. There is a central heating radiator, and a kickspace plinth heater. A door opens to:





UTILITY ROOM With a half-glazed entrance door opening onto the gardens to the rear of the property. The room is fitted with a range of cupboards beneath a granite-effect worksurface, with an inset stainless sink. There is a fitted larder cupboard. Beneath the worksurface is space and connection for an automatic washing machine and further white goods. The room has an extractor fan, coat hanging space, and a central heating radiator with thermostatic valve. Sited within the room is the Ideal Logic gas-fired boiler, which provides central heating and hot water to the property. From the hallway, a staircase rises to:

FIRST-FLOOR LANDING With rear-aspect UPVC double-glazed windows, enjoying views over the surrounding properties to the open countryside and wooded hills of the Derwent Valley. The landing has a loft access hatch, central heating radiator, and doors opening to:

BEDROOM ONE With front-aspect UPVC double-glazed windows, central heating radiator, television aerial point, and telephone point. There are built-in wardrobes providing hanging rails and shelving. A door opens to:

EN SUITE Being partially tiled and having a rear-aspect window with obscured glass. Suite with: shower cubicle with mixer shower; wall-hung wash hand basin; and dual-flush close-coupled WC. There is a ladder-style towel radiator, and an extractor fan.

BEDROOM TWO Again, with front-aspect double-glazed windows, central heating radiator with thermostatic valve, and built-in wardrobe with hanging rail and shelf.

BEDROOM THREE Having a rear-aspect window overlooking the gardens and surrounding properties, and with views to the open countryside that surrounds the area. The room has a central heating radiator with thermostatic valve, and a television aerial point.

FAMILY BATHROOM Being partially tiled and having a front-aspect window with obscured glass. Suite with: panelled bath; wall-hung wash hand basin; dual-flush close-coupled WC. There is a ladder-style towel radiator, extractor fan, and shaver point. A door opens to a cylinder cupboard, housing the hot water cylinder, which is fitted with an immersion heater. From the landing, a further door opens to a linen cupboard with slatted storage shelving.

FURNITURE All furniture is available subject to separate negotiation between the vendor and buyer.

OUTSIDE To the front of the property is a forecourt garden, enclosed by hedging, and laid to lawn with borders stocked with ornamental shrubs. A flagged pathway gives access to the entrance door.

To the rear of the property is a south-facing garden, enclosed by fencing, being laid to lawn and interspersed with mature ornamental shrubs, trees, and having borders with flowering plants. A personnel gate opens onto the parking space to the side of the property, where there is access to the garage (accessed from Hillside Gardens). The property has an outside water supply.



GARAGE A single garage, being part of a garage block, with an up and over vehicular access 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
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

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

DIRECTIONS Leaving Matlock Crown Square along the A615 towards Bakewell. After passing the Premier Inn turn right onto Morledge. At the T junction turn left and follow the road around to the right and up the hill. The property can be found on the right hand side (in a row endways on to the road) shortly after the turn for Masson Hill View.

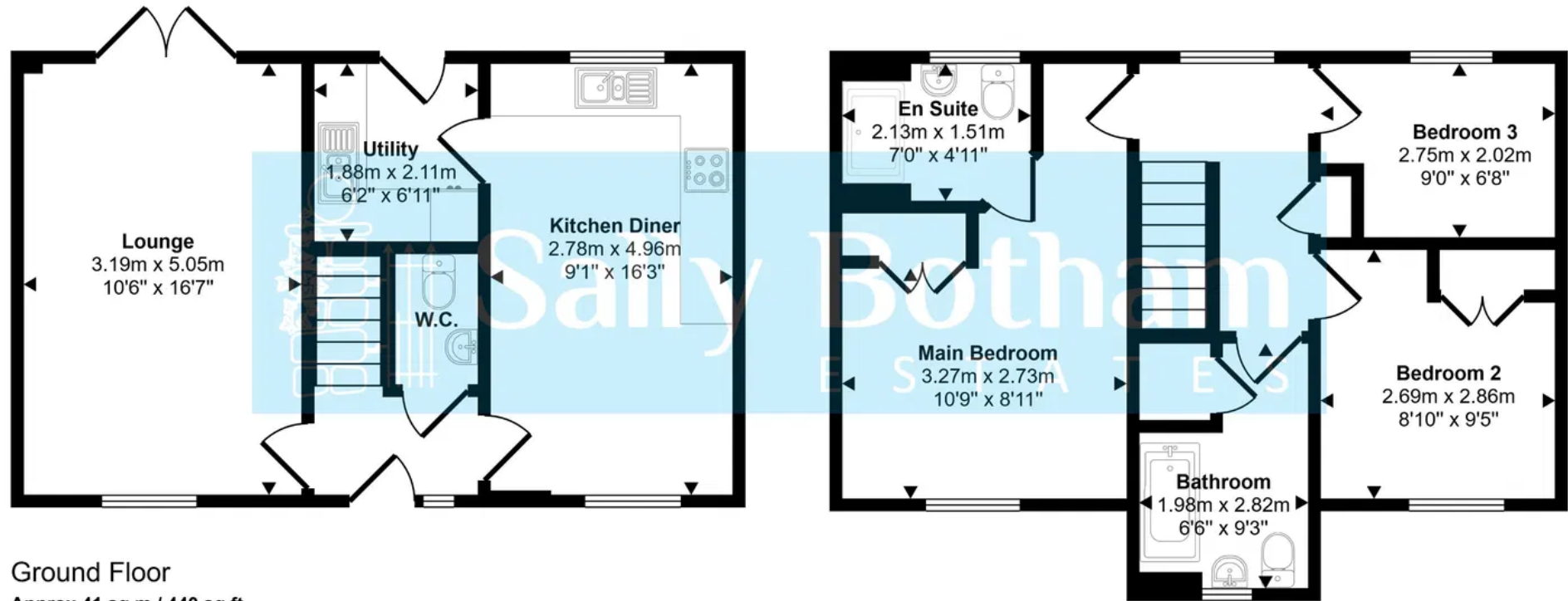
ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

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.



Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 41 sq m / 440 sq ft

First Floor
Approx 43 sq m / 468 sq ft

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC





Sally Botham Estates
27 Bank Road Matlock DE4 3NF

01629 760899
enquiries@sallybotham.co.uk
<https://sallybotham.co.uk/>