BRICKS + MORTAR

Dale Road,
Matlock, DE4 3PP

This gorgeous three storey home has been significantly upgraded to a high standard and has river views, a walled south facing garden, parking for 2-3 vehicles, original features throughout and a beautiful bathroom. Located within walking distance of Matlock town centre, Matlock Bath and schools, the home has four double bedrooms and - on the first floor - a large sitting room that could be a fifth double bedroom should you desire.

The huge living room/kitchen encompasses the entire ground floor and a staircase with glass balustrade leads up past the utility/boot room to the first floor. The sitting room, bathroom and a bedroom lead off from the central atrium, with an impressive staircase continuing up past the shower room to the top floor, where there are three further double bedrooms.

At the rear of the home is a large south facing walled garden, with lawn and elevated dining patio. Keen gardeners will love the extensive upper gardens beyond, which are a blank canvas with flower beds aplenty. The home also has a driveway with space for two city cars to park in tandem beside another long space.

Matlock and Matlock Bath are very well served for eateries, bars, traditional pubs and a range of independent retailers, as well as a large supermarket only a 2-3 minute drive away. It's a tourist honeypot, with the cable cars to the Heights of Abraham just around the corner. There are riverside and clifftop walks, the pleasant Hall Leys Park in central Matlock, Chatsworth House, Peak Rail steam railway and the delights of the Peak District and Derbyshire Dales very close by.

- Substantial 4-5 bedroom three-storey home
- Significantly upgraded to a high standard
- Walking distance to schools and countryside
- Views to river and High Tor
- Driveway parking for 3 vehicles
- Ground floor converted to living kitchen, with new access to garden
- Walking distance to Matlock town centre and Matlock Bath
- Private walled south facing garden and extensive tiered gardens
- Beautiful spacious main bathroom
- Packed with original features including several fireplaces

£550,000

Dale Road, , Matlock, DE4 3PP

Front of the home
This impressive three storey stone-built home has a private Tarmac drive with space for 2-3 vehicles to park. A timber gate set within the traditional dry stone wall leads to a flagstone path to, and beyond, a door into the utility/boot room, with a wall-mounted tap and light outside. It also takes you to the front door, which has an iron knocker, handle, letterbox and a light above. A gate leads to steps down to the rear garden and double patio doors into the living room and kitchen. The current owners use this as their main entrance and we'll start there too.

Living Room/Kitchen
22'1" x 21'7" (6.75 x 6.6)
Double patio doors lead into this lovely bright open space, with windows on two sides. The room has high quality light oak-effect Karndean flooring. In the living room area there are two ceiling light fittings, two slate-grey radiators, wood-panelled walls on the left and plenty of space for flexible room layouts.

The kitchen is set within a barrel cellar, with brick ceiling and contemporary wire-suspended lighting. The kitchen has several portable freestanding units. The Leisure Cuisine Master 100 stove is included in the sale and has a five-ring gas hob, warming plate, grill, ovens and a brushed chrome extractor fan above. On the right is a cabinet with modern 1.5 sink and drainer with chrome mixer tap. There is space beyond this for a fridge freezer.

Stairs to first floor landing
From the kitchen area, a staircase with glass balustrade leads to the upper floors. At the half-turn is a small meter cupboard with window above and a door to the utility/boot room.

Utility/Boot Room
8'0" x 5'2" (2.45 x 1.6)
With an external door, this room has a tiled floor, fitted cupboard with modern Ideal boiler, space and plumbing for a washing machine and a high level cupboard. There's additional space for storage and the room has a ceiling light fitting.

First floor landing
We love this landing, which is where the front door enters the home too. Matching pine doors with brass handles at angles into the sitting room (which as mentioned earlier could be a fifth double bedroom if required), Bedroom One and the family bathroom.

Sitting Room
12'5" x 11'9" (3.8 x 3.6)
With one of the most striking fireplaces we've seen, this dual aspect room has a south facing stone mullion window and larger timber framed window looking towards the river and cliff opposite. The substantial wood burner and flue is situated within the huge stone fireplace, with local stone surround. The room has painted wooden floorboards, a tall slate-grey radiator, recessed ceiling spotlights and a distinctive triangular shelf above the door.

Bedroom One
12'1" x 11'5" (3.7 x 3.5)
With another impressive fireplace, this spacious double bedroom has a south facing window, carpet, slate grey radiator, recessed ceiling spotlights and another shelf above the door. The fireplace has a tiled hearth, stone surround and cast iron wood burner for decorative purposes only.

Bathroom
10'0" x 9'10" (3.05 x 3)
The elegant bathroom has beautiful original features including a stone fireplace surround and patterned timber framed windows. We adore the standalone rolltop bath with claw feet, chrome mixer tap and separate hand held attachment. This bath is positioned partly within the original fireplace. To the left is a Savoy ceramic pedestal sink with chrome towel ring, heritage-style taps and contemporary tiled splashbacks. To the right is a ceramic WC with cistern. The room has pebble mosaic tiles, two windows, chrome heated towel rail, recessed ceiling spotlights and space for additional furniture and seating.

Shower Room
8'0" x 5'2" (2.45 x 1.6)
Located at the half-turn between the first and second floors. This room is unfinished - it has wood-effect laminate flooring, wood-panelled walls and a window. The shower unit and WC products are included in the sale but need to be installed.

Stairs to second floor landing

At the half-turn is a door to the shower room, a radiator and tall window. The staircase has a polished oak handrail and iron balustrade. There is a ceiling light fitting overhead at the carpeted top floor. Matching pine doors with brass handles lead into three double bedrooms.

Bedroom Two

12'9" x 11'5" (3.9 x 3.5)

With direct views across to the sheer cliff-face of High Tor, this large double bedroom has plenty of space for a double bed and furniture. The carpeted room has a radiator, ceiling light fitting and - in the corner - the original fireplace with grate and stone surround.

Bedroom Three

12'7" x 11'9" (3.85 x 3.6)

Another large double, this has the sounds and views of the gentle rapids of the River Derwent and trees opposite. This carpeted bedroom also has a fireplace with iron gate and stone surround, a radiator and ceiling light fitting.

Bedroom Four

10'0" x 9'10" (3.05 x 3)

With similar views to Bedroom Three, this double has space in the wide recess on the left for a double bed - and room for additional furniture. This carpeted room has a radiator and ceiling light fitting.

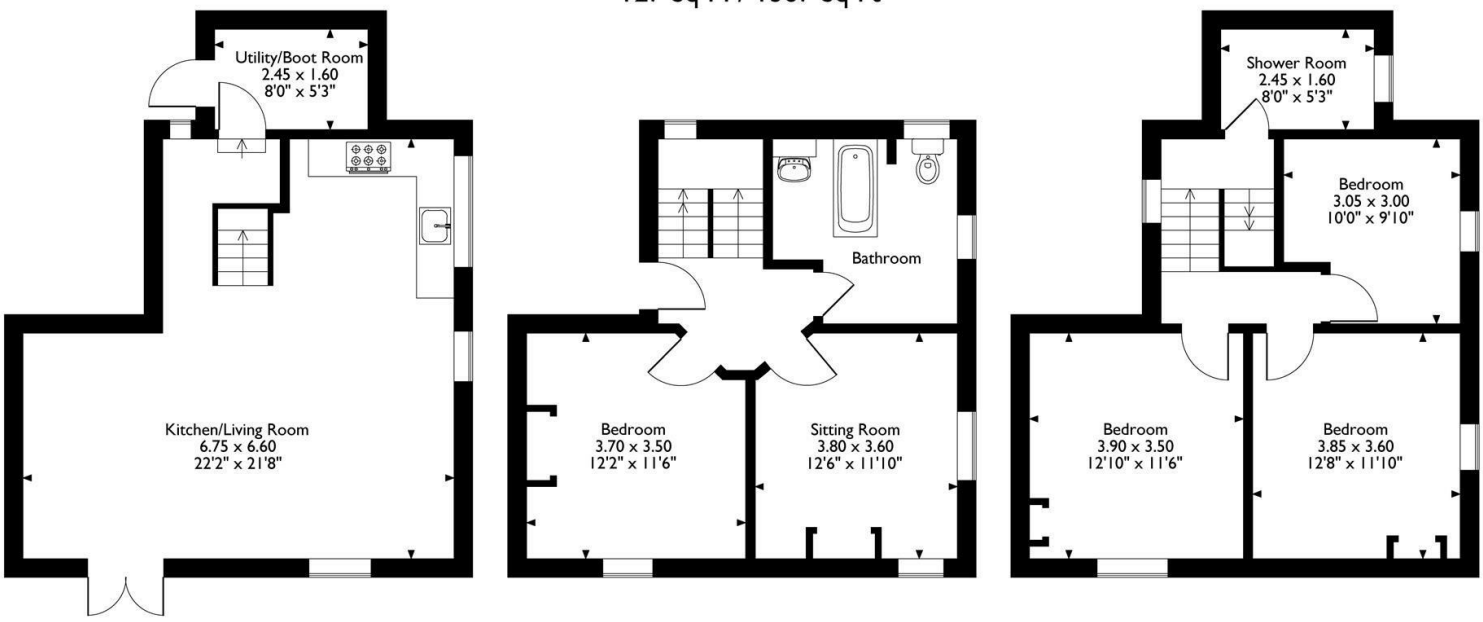
Rear Garden

The extensive gardens comprise a large walled garden with lawn and large paved dining patio, with a gate and steps up to a large tiered garden with lots of trees, bushes and plants which create a blank canvas for a keen gardener.

Accessed via steps from the front and from the Living Room/Kitchen, the south facing garden has a high dry stone wall on the right and a timber fence and hedge on the left. A spacious bark area and long rectangular lawn provide plenty of space for safe play. The very large elevated dining patio and seating area on the right have a quadrant pergola above. The timber gate in the top-right corner leads to the large upper garden area, which extends upwards, left and right with access onto a path running across the top to St John's Road.

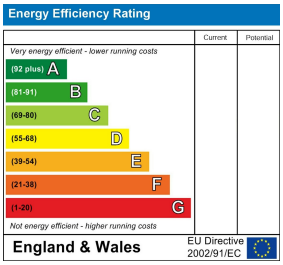
N.B. New EPC Pending

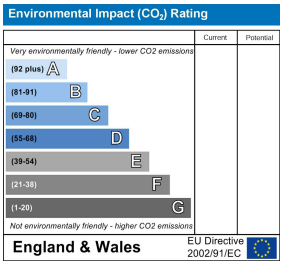
132 Dale Road
Approximate Gross Internal Area
127 Sq M / 1367 Sq Ft



Ground Floor **First Floor** **Second Floor**

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.





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