Sally Botham
ESTATES

15 WEST CRESCENT

Matlock, DE4 3LB

£595,000

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A delightfully spacious extended dormer bungalow property, ideally located within easy reach of the town centre and having the benefit of a large garden with outline planning consent for the construction of a second three-bedroom property. The generous and versatile accommodation offers: three/four bedrooms, one on the first floor, two on the ground floor; first-floor shower room; ground-floor family bathroom; spacious sitting room with a good-sized garden/sun room off, taking advantage of the delightful views over the Derwent Valley; dining room/ bedroom four; living room; fitted kitchen; and utility room. The property has generous south-facing gardens taking advantage of the fine view.

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 half-glazed UPVC entrance door, which opens to:

ENTRANCE LOBBY
With a quarry tile floor with inset mat-well, and a half-glazed contemporary oak door leading to:

LIVING ROOM
With front-aspect UPVC double-glazed picture windows, enjoying views over the gardens and beyond. The room has polished oak flooring, and a feature fire opening with an oak mantle and stone hearth housing a Clearview multi-fuel stove. There is a further side-aspect window flooding the room with natural light. The room has a central heating radiator with thermostatic valve, a television aerial point with satellite facility, fibre broadband access point, and a staircase rising to the upper-floor accommodation. A contemporary oak panelled door opens to:

BREAKFAST KITCHEN
A delightfully spacious room with dual-aspect UPVC double-glazed picture windows, and a glazed entrance door opening onto the rear of the property. The room has ceramic tiles to the floor and a good range of shaker-style kitchen units, with cupboards and drawers set beneath a quartz worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting. The worksurface returns to form a peninsula room divide and breakfast bar. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap. Integral appliances include a 12-place-setting dishwasher and a wine fridge. There is architectural feature plinth lighting. Fitted within the kitchen is Rangemaster Classic 90 dual-fuel cooker, with a five-burner gas hob, double oven, and grill, over which is an extractor canopy vented to the outside. The room is illuminated by downlight spotlights, and there is a ladder-style towel radiator. A contemporary oak panelled door opens to:

WALK-IN PANTRY
With a rear-aspect double-glazed window with obscured glass, original cold shelf, and fitted storage shelving.

From the kitchen, a door opening leads to:

UTILITY ROOM
Having a rear-aspect window with obscured glass, and ceramic tiles to the floor, following through from the kitchen. There is a worksurface, beneath which is space and connection for an automatic washing machine and tumble dryer. There is an integrated tall freezer, fridge/freezer, bottle rack and wine bottle storage.

From the living room, a broad opening leads to:

INNER HALLWAY
Having doors opening to:

STORAGE CUPBOARD
Set beneath the stairs, with a good range of fitted cupboards and hanging space.

DINING ROOM / BEDROOM
A light and spacious room with triple-glazed bi-fold doors opening onto a terrace and enjoying the views over the valley. The room has light oak flooring following through from the hallway, a central heating radiator with thermostatic valve, and an illuminated display niche.

WC
With a rear-aspect double-glazed window with obscured glass. Suite with: close-coupled WC, and incorporated wash hand basin.

From the inner hallway, a half-glazed panelled door opens to:

DRAWING ROOM
Having UPVC triple-glazed bi-fold doors opening onto a decked terrace and taking advantage of the southerly aspect and delightful view. The drawing room has polished light oak flooring, contemporary vertical central heating radiators with thermostatic valves, television aerial point with satellite facility, and downlight spotlights. A pair of triple-glazed patio-style doors lead to:

GARDEN/SUN ROOM
Open to the apex of the roof and having triple-glazed windows to three aspects, the gable end glazed to the apex of the ceiling. There are further Velux-style rooflight windows flooding the room with natural light. A pair of patio doors open onto the decked terrace to the front of the property. The room has ceramic tiles to the floor.

From the inner hallway, further doors open to:

BEDROOM TWO
Having a rear-aspect UPVC triple-glazed window, downlight spotlights, and wood-effect laminate flooring. There is a central heating radiator with thermostatic valve.

BEDROOM THREE
Again, with a rear-aspect triple-glazed window, wood-effect flooring, and central heating radiator.

FAMILY BATHROOM
With a rear-aspect triple-glazed window with obscured glass. Contemporary suite with: standalone roll-top bath with floor-mounted waterfall mixer tap, with handheld shower spray; contemporary pedestal wash hand basin with waterfall tap; dual-flush close-coupled WC; and a tiled cubicle with a mixer shower, having a monsoon-style rain head and handheld shower spray. There is a chrome-finished towel radiator, downlight spotlights, and an extractor fan.

From the sitting room, a quarter-turn staircase rises to:

FIRST FLOOR LANDING
Where a front-aspect window enjoys views over the valley, and floods the area with natural light. Oak panelled doors open to:

BEDROOM ONE
Having front-aspect double-glazed windows, enjoying panoramic views, taking in Riber Castle, the Heights of Abraham, Masson, and Bonsall Moor. The room has wood-effect laminate flooring, downlight spotlights, and a central heating radiator with thermostatic valve.

FIRST FLOOR SHOWER ROOM
Having a suite with: shower cubicle illuminated by borrowed-light glass bricks from the staircase, with Mira Sport electric shower; semi-countertop wash hand basin with storage cupboard beneath; and dual-flush close-coupled WC. There is an extractor fan. A half-height door opens to a generous boarded loft space, creating storage and housing the combination boiler, which provides hot water and central heating to the property.

OUTSIDE
The property is approached via a block-paved driveway, which provides off-road parking for several vehicles. To the side of the driveway is a:

GARAGE
A semi-detached single garage, with an electrically operated up-and-over vehicular access door. The garage has power and lighting.

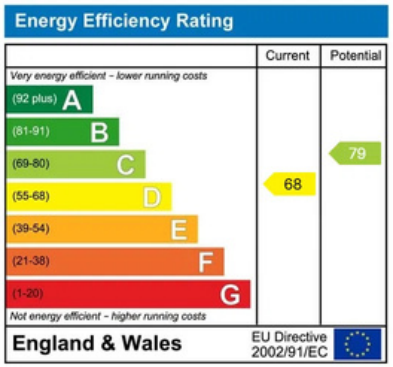
From the driveway, a block-paved terrace gives access to the entrance door, beyond which is a granite terrace where the bi-fold doors open from the dining room. Beyond the terrace is a large decked seating area, where the doors open from the drawing room and the garden room. To the end of the property is a further granite-set terrace, taking advantage of the southerly aspect, and with borders stocked with flowering plants, shrubs, and soft fruits. Beyond the raised terrace is a good-sized area of garden with a block-paved vehicular access drive, with borders stocked with a good variety of ornamental shrubs, and a good-sized area of lawn interspersed with fruit trees.

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) 'D'

DIRECTIONS
Leaving Matlock Crown Square along the A615 towards Bakewell: take the first right turn into Dimple Road. Follow the road up the hill, taking the third left turn into West Crescent, where the property can be found at the head of the cul-de-sac.



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.

West Crescent, DE4

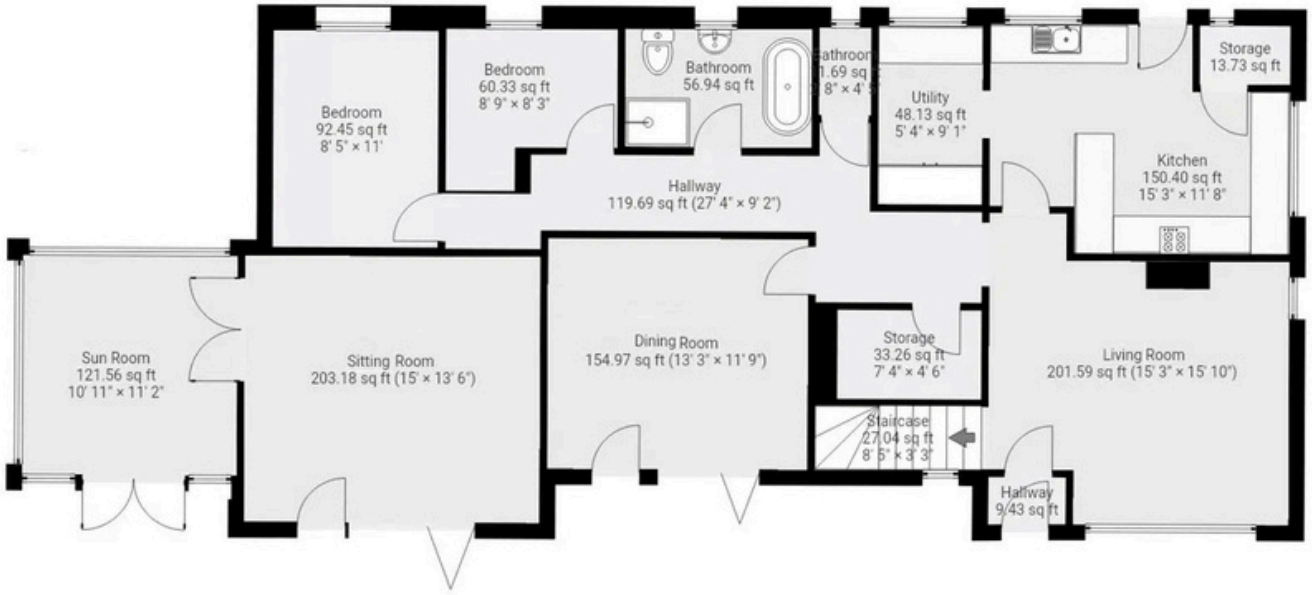
DETAILS
Total area: 1884.04 sq ft

▼ 1st Floor

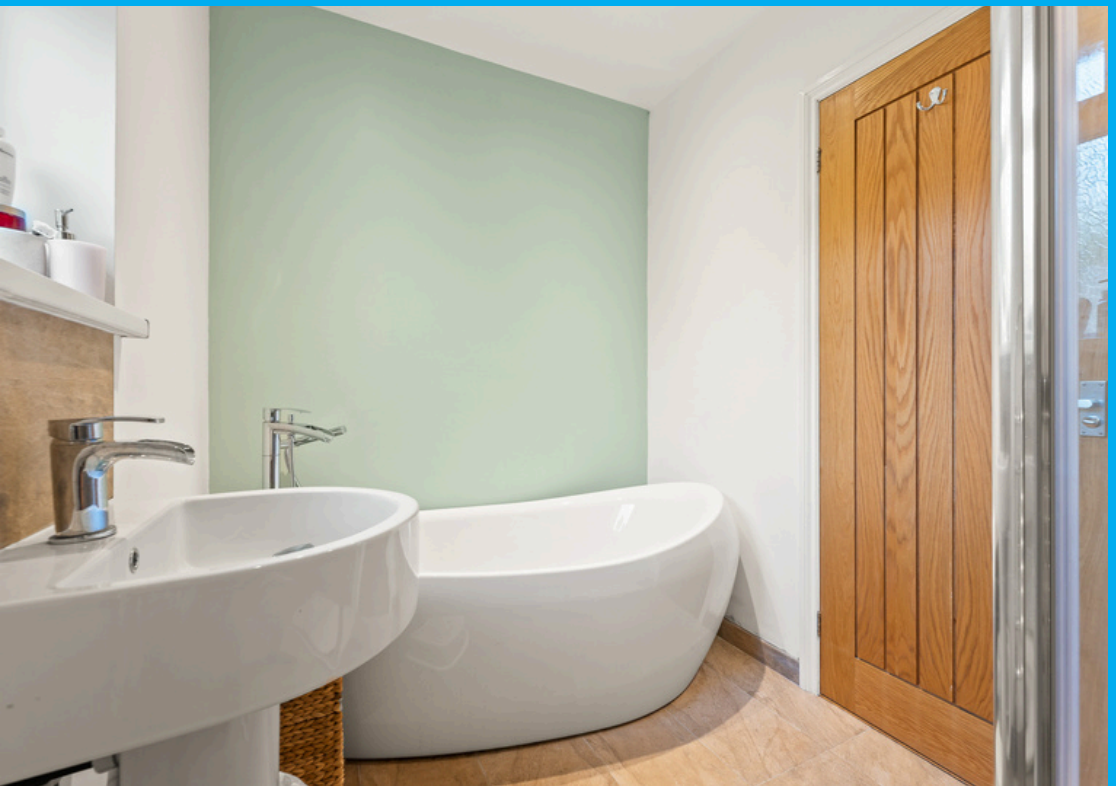
TOTAL AREA: 441.01 sq ft

▼ Ground Floor

TOTAL AREA: 1443.03 sq ft



This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.



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