



**Sally Botham**  
ESTATES

**Cavendish Road, Matlock DE4 3HE.**

**£235,000**



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

A well presented stone built end of row period property. 2 double bedrooms, family bathroom, sitting room and spacious dining kitchen. Gardens and off road parking. Popular area within easy reach of town centre, countryside walks on the door step.

### **134 Cavendish Road, Matlock**

A well-presented stone-built end-of-row late Victorian property, ideally located on the outskirts of the town in a popular residential area, close to open countryside. The accommodation offers: two double bedrooms, family bathroom, sitting room, and spacious dining kitchen. There are gardens to the front and rear, along with off-road parking and further gardens to the rear.

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 entrance door, which opens to:

### **PORCH**

Having glazed panels set upon a dwarf wall, and a half-glazed panelled entrance door opening to:

### **SITTING ROOM**

With front-aspect UPVC triple-glazed windows overlooking the garden. The room has a central heating radiator with thermostatic valve, television aerial point with satellite facility, and a fibre broadband connection. A staircase rises to the upper floor accommodation. An original panelled door leads to:

### **DINING KITCHEN**

A good-sized dining kitchen, with rear-aspect double-glazed windows and a half-glazed entrance door opening onto the rear of the property. The room has ceramic tiles to the floor, and a feature fire opening with a dressed stone surround, creating a display niche. The kitchen has a range of units, with cupboards and drawers set beneath a timber-effect worksurface with a tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a stainless sink with mixer tap, and a four-burner gas hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. There is an integral fridge-freezer, and beneath the worksurface is space and connection for an automatic washing machine. Sited within the room is the Alpha combination gas-fired boiler, which provides hot water and central heating to the property.

From the sitting room, a staircase with open spindle rises to:

### **FIRST FLOOR LANDING**





## FIRST FLOOR LANDING

Where original panelled doors open to:

### BEDROOM ONE

Having front-aspect UPVC triple-glazed windows enjoying far-reaching views over the open countryside of the Derwent Valley. The room has a feature original cast iron bedroom fireplace, and a central heating radiator with thermostatic valve.

### BEDROOM TWO

With rear-aspect double-glazed windows overlooking the rear garden and parking area. Again, the room has a feature original cast iron bedroom fireplace, and a central heating radiator with thermostatic valve.

### FAMILY BATHROOM

Having a rear-aspect double-glazed window with obscured glass. There are ceramic tiles to the floor. Suite with: panelled bath with mixer shower over and glass shower screen; pedestal wash hand basin with mirror-fronted cabinet over; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, and an extractor fan.

### OUTSIDE

The property is approached via a shared gate and pathway. Lying to the front of the property is an area of garden, mainly laid to lawn, with a border with an ornamental shrub and flowering plants. To the rear of the property is an area of patio garden with borders for flowering plants, beyond which is an off-road parking space for two vehicles. From the parking area, communal steps rise to a further area of garden.

The property has outside lighting and an outside water supply.

The rear of the property is accessed via a shared driveway to the side of number 120.

### DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right hand bend. Take the left turn into Cavendish Road where the property can be found on the right hand side shortly before the children's play area.

### 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)



**TENURE** Freehold

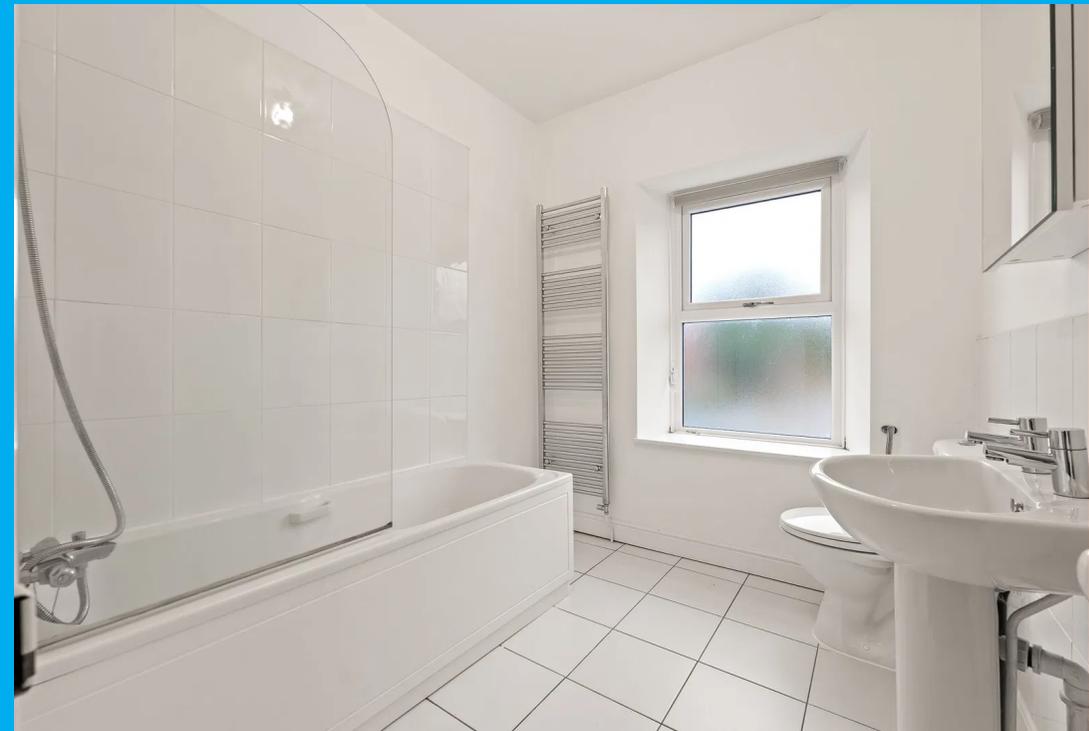
**COUNCIL TAX BAND** (Correct at time of publication) 'B'

### **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.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

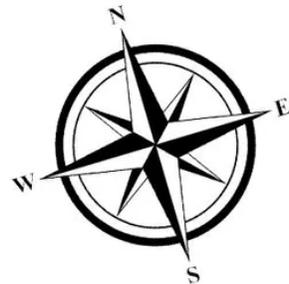
EU Directive  
2002/91/EC



134 Cavendish Road, DE4

DETAILS

Total area: 797.80 sq ft

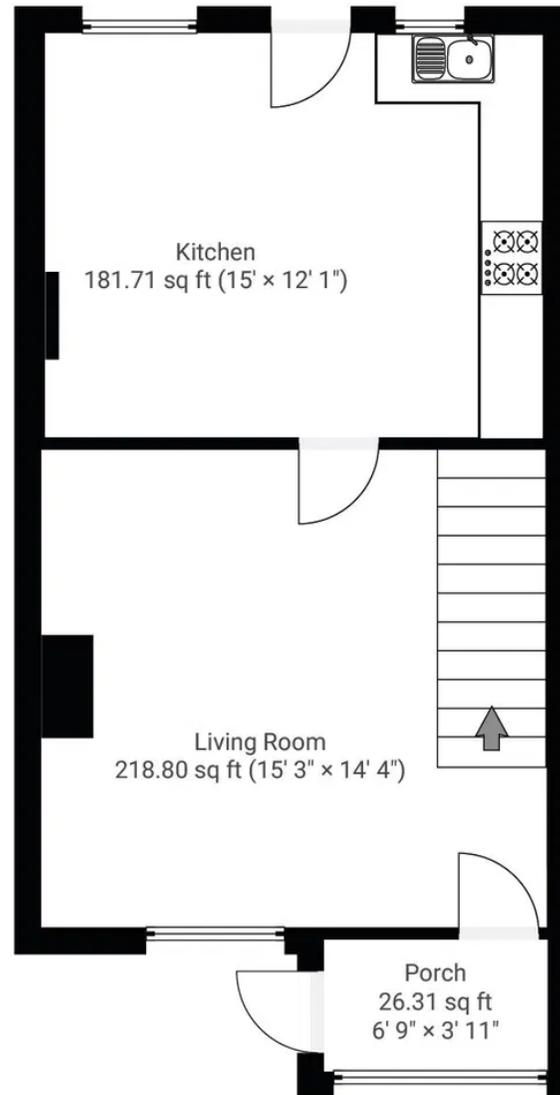


This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.

0' 2' 4' 6' 1:57

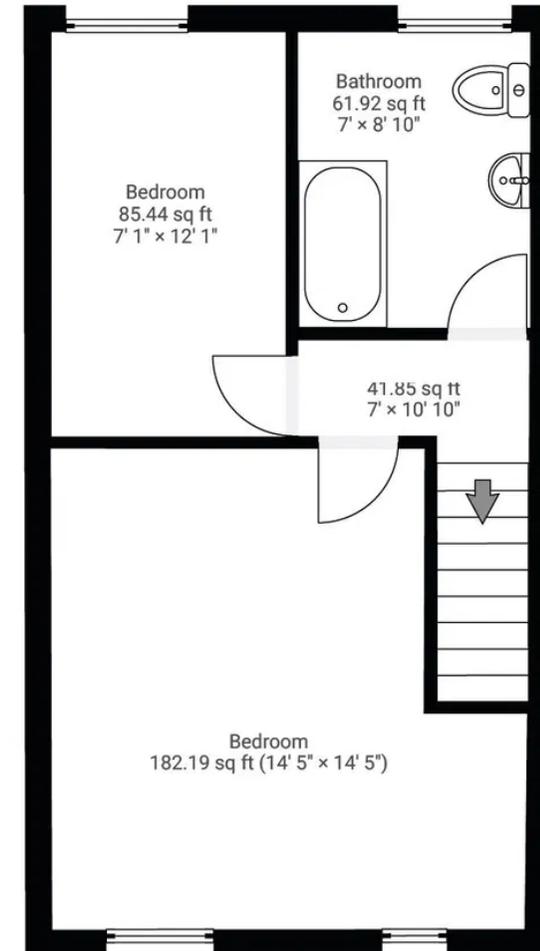
▼ Ground Floor

TOTAL AREA: 426.65 sq ft



▼ 1st Floor

TOTAL AREA: 371.15 sq ft



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