



## Buckley Drive, Matlock, DE4 5PN

With no upward chain and vacant possession, this splendid family home is set on a large corner plot and with natural light pouring in from all angles. Located towards the end of this popular, quiet cul-de-sac, the home is within one mile of infant, primary and secondary schools. And with countryside walks very close by, it's an idyllic and safe environment.

Constructed by renowned local builder Wheeldon Homes in 2017, this detached home has a stone facade and tiled roof. To the front is off-road parking for two vehicles and a detached garage. On the ground floor the welcoming entrance hallway leads through to the large lounge, spacious kitchen-diner and utility room. There is also a downstairs WC. On the first floor are four double bedrooms (one en-suite) and the family bathroom. The loft is very well insulated and the home has a B-rating for energy efficiency.

The well-tended rear garden is private and enclosed and includes fruit trees and a wide patio, perfect for outdoor dining.

This elevated area of Matlock is within a five minute drive of the thriving town centre and close to the A632 leading up through Ashover parish to Chesterfield. It's a wonderful, peaceful location and perfect for those who love quick access to the countryside.

- Splendid 4 bedroom family home
- Detached garage
- Close to schools and countryside walks
- No upward chain and vacant possession
- Energy-efficient - B-rated EPC
- Two off-road parking spaces
- Private rear garden
- Large corner plot
- Flooded with natural light throughout
- Two bathrooms and downstairs WC

**Offers over £375,000**

# Buckley Drive, , Matlock, DE4 5PN

## Entrance Hallway

Enter the home through a composite front door with chrome handle, knocker and letterbox into this wide and welcoming hallway. Like all rooms in the home, it has high ceilings and skirting boards, setting it apart from a typical modern home and demonstrating the quality and open feel of the home. The hallway is carpeted and has a radiator, ceiling light fitting and useful under-stairs cupboard. Doors lead into the lounge, kitchen-diner and WC whilst straight ahead are the stairs to the first floor.

## Lounge

20'11" x 10'7" (6.4 x 3.25)

This really lovely dual aspect room is flooded with light from the wide east-facing bay window and south-facing windows at the end. This spacious room is carpeted and has two ceiling light fittings and two radiators. There is lots of room for flexible furniture layouts, making it a versatile room that could also include a dining area or an element of a games room/toddler's play area too.

## Kitchen-Diner

20'11" x 11'3" (6.4 x 3.45)

We can easily see that this is the beating heart of the home. It is another bright, airy and spacious room with large windows facing south and west, together with double patio doors to the rear garden all drawing lots of natural light in. The L-shaped kitchen has a range of high and low level cabinets. Within these are several integrated appliances. On the right is a full-height Zanussi fridge-freezer and beside that is a double chest-height Zanussi oven. The worktop includes a modern Smeg induction hob with chrome extractor fan above and there is an integrated Caple dishwasher. Inset into the ample worktop space is a sleek curved stainless steel sink with chrome mixer tap, located beneath one of the windows looking out to the rear garden. The kitchen area has ceiling spotlights and there is room aplenty for a kitchen island or butcher's block. A door leads through to the utility room.

The dining area has room for a dining table and chairs and a sideboard. Here, there is a radiator, ceiling light fitting and double patio doors out to the garden.

## Utility Room

6'0" x 5'6" (1.85 x 1.7)

With a tiled floor, the utility room has a good amount of worktop space, with an integrated stainless steel sink and chrome mixer tap. Above is a Vaillant boiler. Beneath the worktops is space and plumbing for a washing machine and tumble dryer. There is a radiator, ceiling spotlights and a door to the rear garden.

## Downstairs WC

6'0" x 3'1" (1.85 x 0.95)

With light oak-effect vinyl flooring, this room has a modern ceramic WC and pedestal sink.

## Stairs to first floor landing

The carpeted stairs curve up to the part-galleried first floor landing. This landing is carpeted and has a radiator, an airing cupboard (with modern Vaillant water tank and shelving), ceiling light fitting and loft hatch. Matching white doors with chrome handles lead into the four double bedrooms and family bathroom.

## Bedroom One (Master)

11'5" x 11'5" (3.5 x 3.5)

With views over the rear garden, this is a spacious double bedroom. The two double full-height fitted wardrobes have shelving and hanging rails, creating space for additional furniture within the bedroom. The room is carpeted and has a ceiling light fitting, north-facing window and radiator. A door leads through to the en-suite shower room.

## En-Suite Shower Room

6'2" x 5'10" (1.9 x 1.8)

The roomy en-suite has a large square cubicle with mains-fed shower and pivoting glass door. Within the cubicle, the walls are tiled from floor to ceiling. There is a capsule WC with integrated flush and a ceramic pedestal Ideal Standard sink with chrome mixer tap. The en-suite also has a frosted double-glazed window, radiator, ceiling light fitting, extractor fan, crisp white painted walls and a tile-effect vinyl floor.



## Bedroom Two

10'2" x 9'4" (3.12 x 2.85)

This lovely bright south-facing room has a wide window, letting lots of natural light in. The double bedroom is carpeted and has a radiator and a wide, deep alcove perfect for standalone or fitted wardrobes.

## Bathroom

7'0" x 5'6" (2.15 x 1.7)

With a light oak-effect vinyl floor, the room has a bath with chrome mixer tap and hand-held shower attachment. It would be relatively easy to add a shower and screen if required. There is tiling around the bath, sink and WC.

An Ideal Standard pedestal sink with chrome mixer tap stands beside the ceramic WC with integrated flush. There is also a frosted double-glazed window, ceiling spotlights, chrome vertical heated towel rail and extractor fan.

## Bedroom Three

11'5" x 9'4" (3.5 x 2.85)

Currently used as a large home office, this double bedroom has a deep alcove, south-facing window, radiator, ceiling light fitting and is carpeted.

## Bedroom Four

11'5" x 10'11" (3.5 x 3.35)

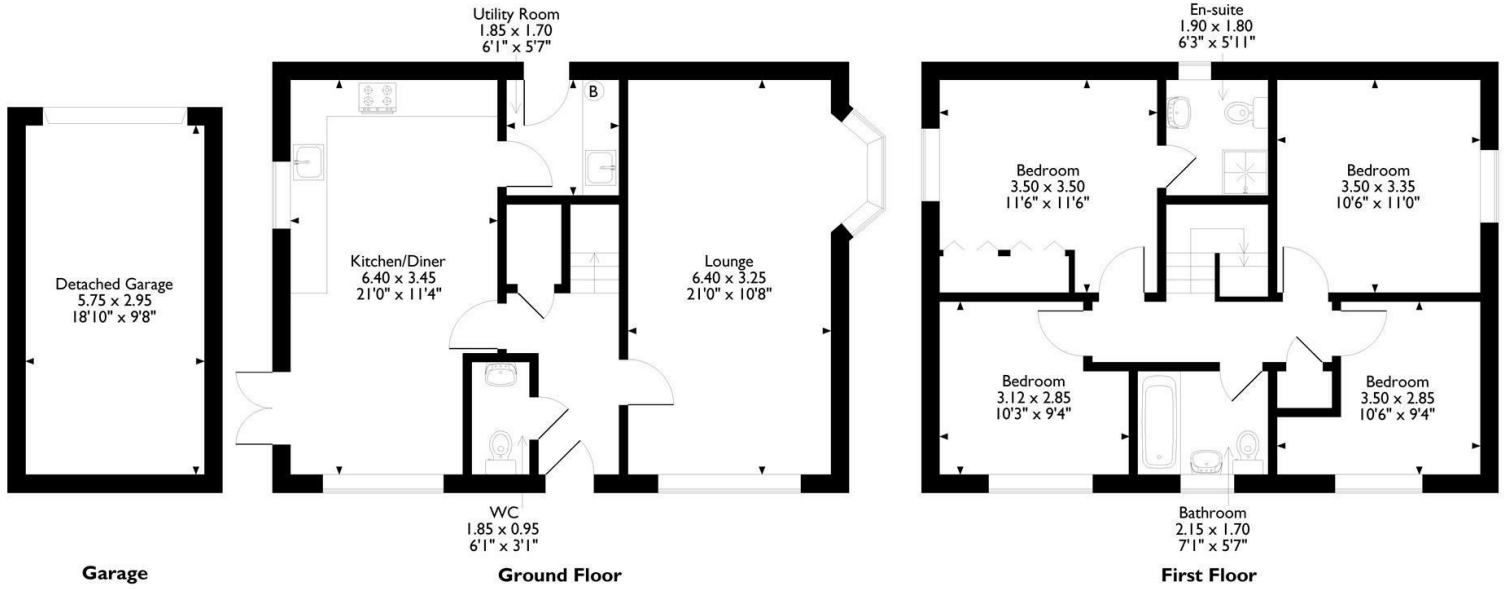
Yet another large double (or twin) bedroom, there are terrific views through the east-facing windows to the hilly countryside above Lumsdale Falls. There is plenty of space for additional furniture in this carpeted room, which has a radiator and ceiling light fitting.

## Rear Garden

Accessed from the kitchen-diner and also via a timber gate at the front, this is a lovely well-maintained and peaceful garden. Immediately outside the kitchen-diner is a wide patio area, perfect for outdoor dining. There is also an outside tap here. The garden is west-facing so gets the afternoon and evening sun. It is mostly lawned, with three fruit trees and ample planted borders with a range of plants and small bushes. There is a stylish feature stone gabion-style wall at the far end and above this is a timber fence. Both sides of the garden also have a timber fence bordering the garden. It is a secluded, pretty sanctuary perfect for relaxing and gathering with friends and family.



21 Buckley Drive  
 Approximate Gross Internal Area  
 134 Sq M / 1442 Sq Ft



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	85	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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