BRICKS + MORTAR

Henry Avenue,
Matlock, DE4 3FL

We adore this immaculate ground floor flat, which has a parking space and it's own entrance door. The property has no upward chain and all furniture is available by separate negotiation. The recently-converted flat has a modern fitted kitchen and contemporary bathroom and, with large windows bringing lots of natural light in, it's bright and airy throughout.

The flat has it's own private entrance door into the hallway, with doors off to the kitchen-lounge, bedroom, bathroom and a useful utility cupboard.

Henry Avenue is within walking distance of Matlock town centre and Smedley Street. Smedley Street is a bustling neighbourhood with micropubs, artisan retailers, a deli and salons all contributing to a vibrant up-and-coming feel. Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, the Heights of Abraham (including the iconic cable cars), The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Immaculate recently converted one bedroom flat
- Walking distance to Matlock town centre and Smedley Street
- Ideal starter home
- All furniture available by separate negotiation
- Allocated parking space in car park
- Fitted blinds to all windows
- Council Tax band A and EPC rating C
- Modern fitted kitchen with integrated appliances
- Own ground floor entrance

£150,000

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Front of the home
A path with gravel on each side and juniper bush on the left lead up to the entrance door. The building has an impressive, attractive stone-built facade, with wall lights each side of the front door. Enter the home through the wooden front door with chrome handle and letterbox.

Entrance Hallway
The carpeted hallway has a high ceiling with light fitting, radiator and matching Mexicana doors with chrome handles to the kitchen-lounge, bedroom, bathroom and utility cupboard.

Kitchen-Lounge
17'4" x 14'7" (5.3 x 4.45)
This dual aspect room has large east and west facing windows bringing lots of natural light pouring in. The kitchen has laminate flooring and a range of sleek contemporary fitted cabinets. An L-shaped solid pine worktop has a range of high and low level cabinets including an integral dishwasher (which has never been used, so is as-new) and an integral four-ring induction hob with electric oven below and brushed chrome extractor hood above. The modern black sink and drainer with chrome mixer tap is situated beneath the wide window looking out to the impressive street scene. At the right-hand end of the worktop is a full-height fridge-freezer and pantry cupboard.

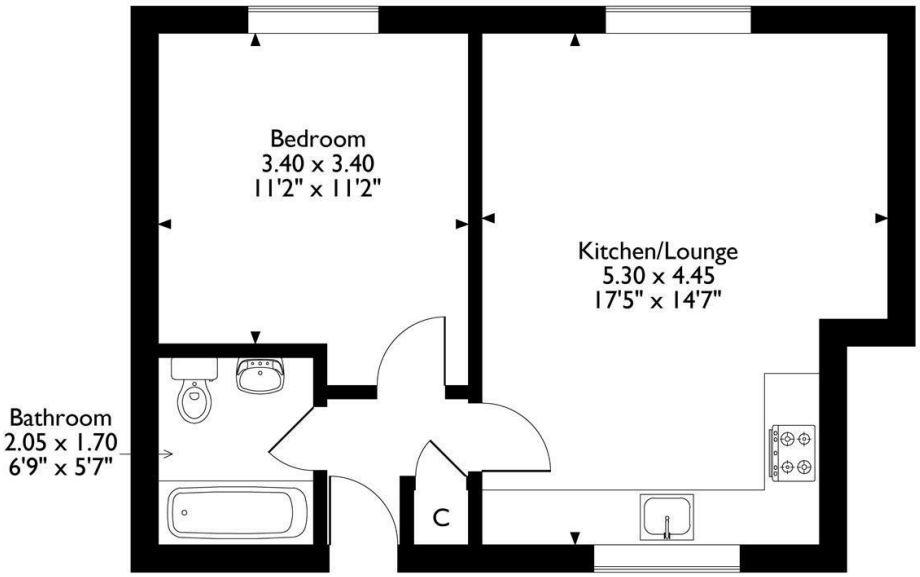
The lounge area is carpeted and has two ceiling light fittings, two radiators and views through the window to the trees outside. There is a contemporary feature wall and plenty of space for furniture and a dining table - all of which is available for purchase by separate negotiation. The fitted blinds to all windows are included in the sale.

Bedroom
11'1" x 11'1" (3.4 x 3.4)
The large double bedroom has space for a king size bed, wardrobe and additional furniture. The carpeted room has a ceiling light fitting, radiator and more views out to the trees outside - it's a lovely setting to wake up to.

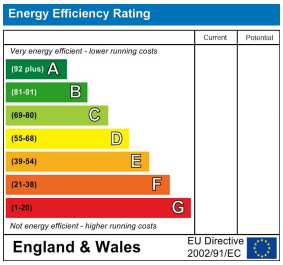
Bathroom
6'8" x 5'6" (2.05 x 1.7)
A modern, high quality bathroom with porcelain tiled floor, chrome heated towel rail, ceiling light fitting, extractor fan and a touch-activated backlit mirror. The bath has a chrome mixer tap, pivoting glass screen and mains-fed shower over. To the right is a matching RAK suite of ceramic WC and pedestal sink with chrome mixer tap.

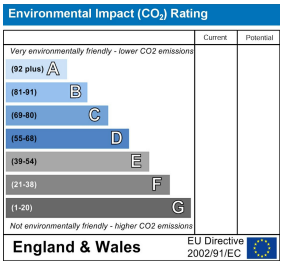
Utility Cupboard
With space and plumbing for a washing machine, this useful cupboard also houses the boiler.

9 Golding House
Approximate Gross Internal Area
42 Sq M / 452 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.





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