



**28 Hawleys Close, Matlock, DE4 5LY**  
**£1,400 pcm**



- Four bed Detached property
- Off road parking
- Front and rear gardens
- Spacious kitchen

- Close to local amenities
- Off road parking
- Family bathroom
- Secure detached garage
  
- EPC rating C

Tel 01629 760899

Mobile 07977 136687

[www.sallybotham.co.uk](http://www.sallybotham.co.uk)

# 28 Hawleys Close, Matlock, DE4 5LY

**LOBBY 7'6" X 3'4" (2.28m x 1.02m)** Having curtain-fronted coat hanging space, telephone point and a broad opening leading to:

**RECEPTION HALLWAY 13'7" X 5'11" (4.14m x 1.80m)** Having a staircase rising to the first floor accommodation, with a useful under-stairs storage cupboard, central heating radiator and further doors opening to:

**CLOAKROOM 7'4" X 2'11" (2.23m x 0.89m)** Having a side aspect uPVC double glazed window with obscured glass, ceramic tiles to the floor and suite with dual flush close coupled WC and contemporary wall-hung wash hand basin. There is a central heating radiator with thermostatic valve.

**SITTING ROOM 15'9" X 11'8" (4.80m x 3.56m)** With front aspect uPVC double glazed windows overlooking the gardens. There is fine feature fireplace with a polished marble surround, housing a flame-effect electric fire. The room has a central heating radiator with thermostatic valve and a television aerial point. A pair of glazed doors lead to:

**DINING ROOM 13'0" X 9'4" (3.96m x 2.84m)** Having French-style patio doors opening onto the gardens and enjoying superb views over the surrounding open countryside. The room has a central heating radiator with thermostatic valve and a panelled door leading to:

**KITCHEN 15'0" X 8'4" (4.57m x 2.54m)** With a front aspect double glazed window overlooking the driveway and a glazed entrance door opening onto the gardens and enjoying the far-reaching view. There are ceramic tiles to the floor and a good range of kitchen units in a light wood-effect finish with cupboards and drawers set beneath a roll-edged work surface with a tiled splashback. There are wall-mounted storage cupboards and set within the work surface is a stainless sink with mixer tap and a 4-burner gas hob, beneath which is a fan-assisted electric oven. Beneath the work surface there is space and connection for an automatic washing machine, under-work surface fridge and freezer. The fridge, freezer and washing machine currently installed are included in the rental. The room has a central heating radiator with thermostatic valve.

**FIRST FLOOR LANDING 8'0" X 2'8" & 9'1" X 2'11" (2.44m x 0.81m & 2.77m x 0.89m)** An L-shaped landing having a front aspect

uPVC double glazed window and doors opening to:

**BEDROOM ONE 13'6" X 8'8" (4.11m x 2.64m)** With side aspect uPVC double glazed windows, central heating radiator with thermostatic valve and a range of mirror-fronted wardrobes providing hanging space and storage shelving.

**BEDROOM TWO 13'2" X 8'7" (4.01m x 2.62m)** With a uPVC double glazed window overlooking the gardens and enjoying superb views to the wooded hills that surround the area. The room has a central heating radiator with thermostatic valve.

**BEDROOM THREE 10'9" X 7'5" (3.28m x 2.26m)** Having a front aspect uPVC double glazed window and central heating radiator with thermostatic valve.

**BEDROOM FOUR 10'4" X 9'1" (3.15m x 2.77m)** With a front aspect double glazed window, fitted single captain's bed and central heating radiator with thermostatic valve.

**FAMILY BATHROOM 5'11" X 7'5" (1.80m x 2.26m)** A fully tiled room with ceramic tiled floor, with a front aspect window with obscured glass, suite with panelled bath having a mixer shower over with overhead rain-head and handheld shower spray, pedestal wash hand basin and dual flush concealed cistern WC. There is a chrome-finish ladder-style towel radiator and an extractor fan.

**OUTSIDE** The property is approached via a shared driveway, which provides off-road parking. There is an area of garden laid to lawn, interspersed with mature ornamental shrubs and trees. To the rear of the property is a delightful private enclosed garden with a central lawn and borders stocked with mature ornamental shrubs. There is a flagged seating area, taking advantage of the southerly aspect. Within the garden there is a timber garden shed and an aluminium greenhouse. Beyond the main garden is a further area of garden shaded by a fine mature tree.

**GARAGE** A detached single garage with an up-and-over vehicular access

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		