

**Sally Botham**  
ESTATES

**Moor Croft, Matlock, DE4 5LL**

**£500,000**



**Bedrooms: 4 | Bathrooms: 2 | Receptions: 1**

A spacious detached family home on the outskirts of the town close to open countryside. 4 double bedrooms, en-suite and family bathroom, spacious sitting room and generous dining kitchen. Ground floor WC, utility room. Driveway parking, integral garage, enclosed rear garden.

### **MOOR CROFT, Matlock**

A delightfully spacious and well-presented detached family home, ideally located on the outskirts of the town within easy reach of excellent amenities. The accommodation offers: four bedrooms, main with en-suite; family bathroom; spacious sitting room; generous dining kitchen; utility room; ground-floor WC; and integral garage. The property has driveway parking, and a south facing enclosed rear garden. 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 composite entrance door, protected by a portico porch, which opens to:

**RECEPTION HALLWAY** Having a staircase rising to the upper-floor accommodation, wood-effect Karndean flooring, and a central heating radiator. There is a built-in cloak cupboard with hanging space. A panelled door opens to a useful deep under-stair storage cupboard with a light. A pair of half-glazed doors lead to:

**SITTING ROOM** With rear-aspect UPVC double-glazed doors with a floor-length sidelight windows opening to the enclosed rear garden. The room has a feature fireplace with a dressed stone surround and raised hearth, housing a living flame gas stove. There are wall and centre light points, television aerial point, and a central heating radiator with thermostatic valve.

From the hallway, further doors open to:

**DINING KITCHEN** An exceptionally spacious room with dual-aspect UPVC double-glazed windows overlooking the gardens and flooding the room with natural light. The room has a good range of shaker-style units, with cupboards and drawers beneath a roll-edged worksurface with a tile splashback. There are wall-mounted storage cupboards, glass-fronted display cabinets, and open-display shelves. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, a Neff five-burner gas hob, over which is an extractor canopy vented to the outside. Beneath the hob is a Bosch fan-assisted electric oven. Integral appliances include a twelve-place-setting dishwasher and a fridge. The room is illuminated by spotlights and wall lamps. There is ample space for a family dining table and side furniture.





**UTILITY ROOM** With a front-aspect double-glazed window, and a UPVC glazed entrance door opening onto the side of the property. The room is fitted with a range of storage cupboards set beneath a worksurface with a tile splashback. There is an inset stainless sink with mixer taps, space and connection for an automatic washing machine, and space for further white goods. The room has a central heating radiator with thermostatic valve.

**GROUND-FLOOR WC** Having a front-aspect double-glazed window with obscured glass, and suite: pedestal wash hand basin, and dual-flush close-coupled WC.

From the hallway, a three-quarter-turn staircase rises to:

**FIRST-FLOOR LANDING** A spacious L-shaped landing with a loft access hatch, and panelled doors opening to:

**BEDROOM ONE** Having UPVC double-glazed patio doors opening to a Juliet balcony and overlooking the gardens. The room has a central heating radiator with thermostatic valve, and a television aerial point. A door opens to:

**EN SUITE SHOWER ROOM** With a rear-aspect window with obscured glass, and suite with: quadrant shower cubicle with mixer shower; wall-hung wash hand basin; and dual-flush close-coupled WC. There is a contemporary chrome-finished towel radiator, downlight spotlights, and an extractor fan.

**BEDROOM TWO** Having front-aspect UPVC double-glazed windows with views over the surrounding properties to the wooded hills that surround the area. The room has a central heating radiator with thermostatic valve, and a built-in mirror fronted wardrobe with hanging rail and fitted shelving.

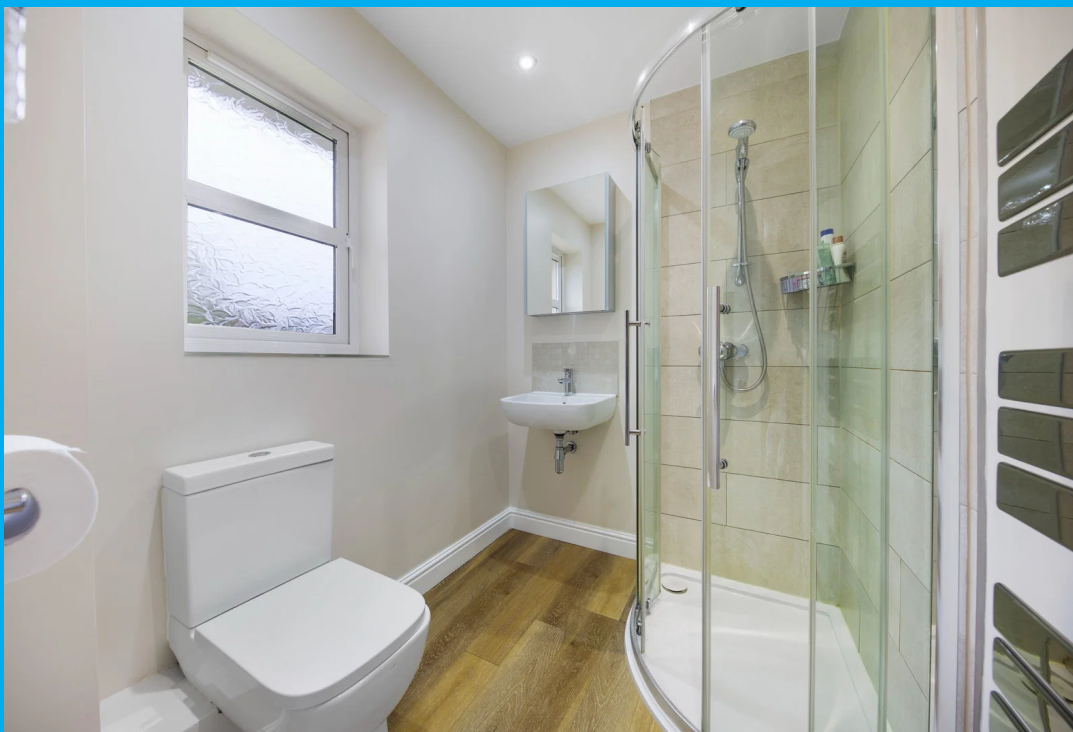
**BEDROOM THREE** Having dual-aspect UPVC double-glazed windows, the rear window overlooking the garden. The room has a central heating radiator with thermostatic valve.

**BEDROOM FOUR** Currently used as a study and having a front-aspect UPVC double-glazed window with similar views to bedroom two. The room has a central heating radiator with thermostatic valve and fibre broadband connection.

**FAMILY BATHROOM** Being half-tiled and having a rear-aspect window with obscured glass. Suite with: panelled bath; pedestal wash hand basin; close-coupled WC; and tiled shower cubicle with a Mira mixer shower. The room has a ladder-style towel radiator, shaver point, and extractor fan.

From the landing, a further panelled door opens to an airing cupboard, housing the hot water cylinder, and having slatted linen storage shelving.

**OUTSIDE** The property is approached via a block-paved driveway, providing off-road parking for two to three vehicles, and giving access to the integral garage. There is an EV charge point, and area of garden laid to lawn. Flagged pathways run down either side of the property to a delightful enclosed rear garden with a flagged terrace immediately to the rear of the property, where the doors open from the sitting room. Beyond the terrace is an area of garden laid to lawn, and a decked seating area. The property has outside lighting on PIR sensors, and an outside water supply.



**GARAGE** Having a side-aspect personnel door, roller-shutter vehicular access door, power, and lighting. Sited within the garage is the gas-fired boiler, which provides hot water and central heating to the property.

### **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) 'F'

### **DIRECTIONS**

Leaving Matlock along the A632 towards Chesterfield. After passing the Duke of Wellington public house take the third left turn into Moor Croft where the property can be found on the left-hand side.

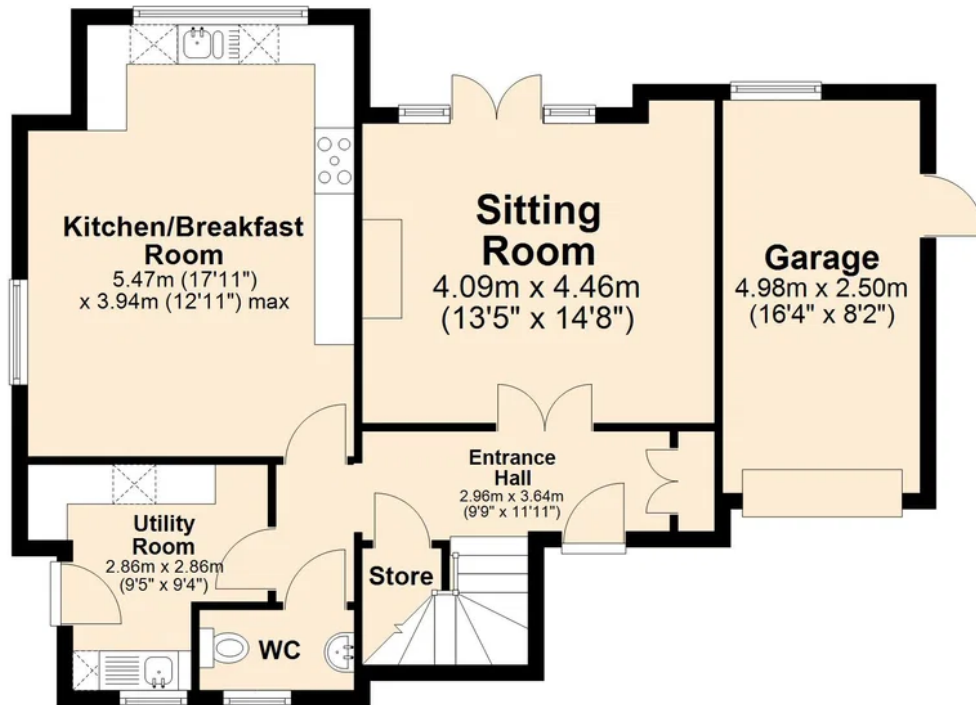
### **Disclaimer**

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.



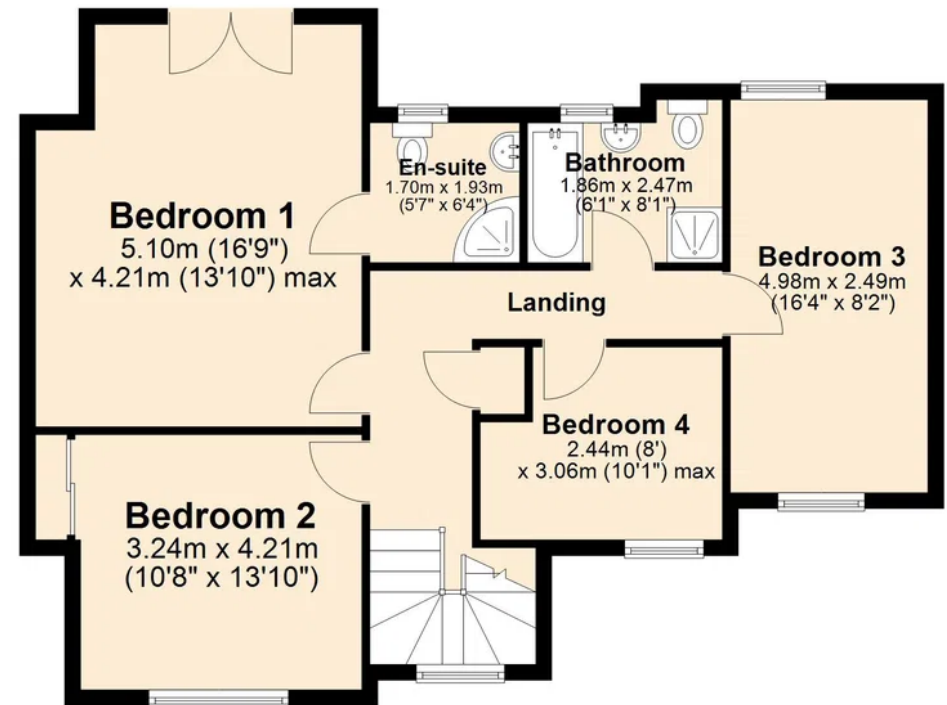
### Ground Floor

Approx. 72.1 sq. metres (776.3 sq. feet)



### First Floor

Approx. 73.6 sq. metres (792.1 sq. feet)



Total area: approx. 145.7 sq. metres (1568.4 sq. feet)



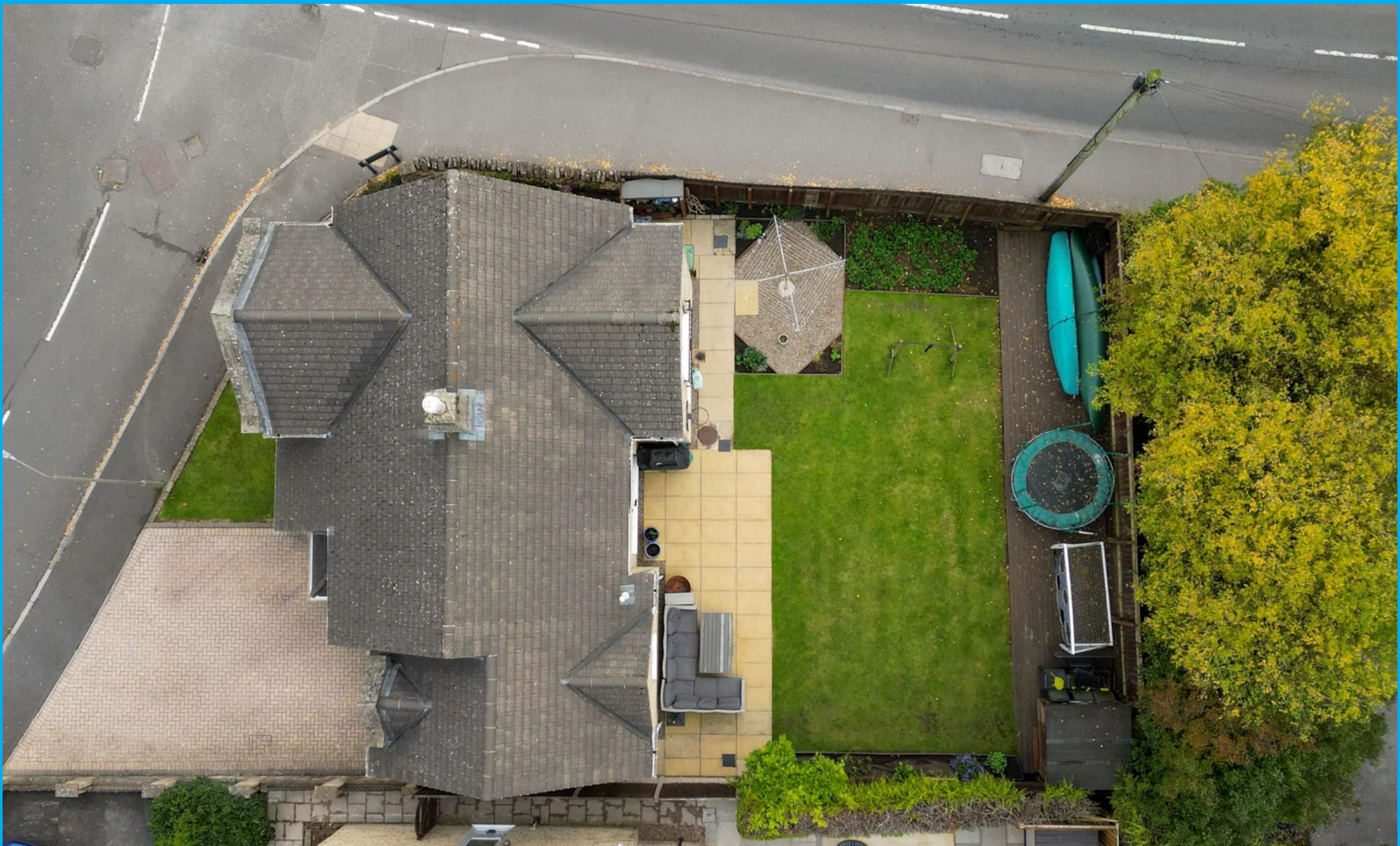
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(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





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