Sally Botham
ESTATES

5 SUNNYSIDE TERRACE

Farley Hill, Matlock, DE4 5LT

£298,500

CLICK HERE TO VIEW
THE VIDEO TOUR

LAMONA

A well-presented semi-detached stone-built family home, occupying an elevated position with commanding far-reaching views over the town towards Riber Castle and the open fields towards Stanton Moor. The accommodation is set over three floors and offers: three bedrooms, contemporary family bathroom, spacious open-plan living-dining room, and a fitted kitchen. There is a delightful low-maintenance rear garden with a summer house.

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 glazed UPVC entrance door, which opens to:

LIVING-DINING ROOM
Having front-aspect UPVC double-glazed windows enjoying far-reaching views over the open countryside of the Derwent Valley, and a further rear-aspect window overlooking the gardens and open fields beyond. The room has stone flag flooring and two feature fire openings with exposed stone surrounds and stone-and-brick chimney pieces, the sitting area of the room having a raised hearth, housing a log-effect electric stove. The lounge fireplace has a liner fitted for a multi-fuel stove. The room has a central heating radiator with thermostatic valve, downlight spotlights, and a centre light point to the sitting area. There is a fibre broadband point, and a mat well. A contemporary oak door opens to:

GROUND-FLOOR WC
Having coat hanging space, and suite with dual-flush close-coupled WC and contemporary wash hand basin with storage cupboard beneath. There is a chrome-finished ladder-style towel radiator and an extractor fan.

From the dining area, a further contemporary oak door opens to:

INNER HALLWAY
Where a staircase rises to the upper floor accommodation, and a further door leads to:

BREAKFAST KITCHEN
Having side-aspect UPVC double-glazed windows and a half-glazed entrance door opening onto the side of the property. A pair of patio doors open onto a flagged terrace and the gardens to the rear. The room has stone flags to the floor, following through from the living-dining room. The kitchen is fitted with a good range of contemporary units in a matt grey finish, with cupboards and drawers set beneath a quartz worksurface with a matching upstand and tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a stainless sink with mixer tap, and a four-ring ceramic hob, over which is a cooker hood. Fitted within the kitchen is an eye-level double oven and grill. Beneath the worksurface, there is space and connection for an automatic washing machine. There is space within the kitchen for a fridge-freezer, and space for a breakfast table if required.

There is underfloor heating to the whole of the ground floor and main bathroom, (powered by the gas boiler).

The ground floor has a wall caged insulation system to all the walls.

From the inner hallway, a half-turn staircase rises to:

FIRST-FLOOR LANDING
Having a side-aspect UPVC double-glazed window overlooking the open fields and wooded hills. A staircase rises to the upper-floor accommodation, and contemporary oak doors open to:

BEDROOM TWO
Having front-aspect UPVC double-glazed windows with superb far-reaching views over open countryside and the wooded hills of the Derwent Valley. The room has a good range of bespoke sliding mirror-front wardrobes providing hanging space and storage shelving. There are central heating radiators with thermostatic valves.

BEDROOM THREE
Having a rear-aspect window overlooking the garden and the open fields beyond. The room has a central heating radiator with thermostatic valve.

From the landing, a door opens to a boiler cupboard, housing the Ideal combination gas-fired boiler, which provides hot water and central heating to the property.

FAMILY BATHROOM
With rear-aspect double-glazed picture window, taking advantage of the fine far-reaching views. The room is fully tiled with a ceramic tile floor, and having a contemporary suite with: a double-end bath with side-fill mixer taps, and handheld shower spray; contemporary wash hand basin with storage cupboards beneath and illuminated mirror over; dual-flush close-coupled WC; and a level-entry shower cubicle with a mixer shower, having a monsoon-style rain head and handheld shower spray. The room has a chrome-finished ladder-style towel radiator, and downlight spotlights.

From the first floor landing, a staircase with open spindles rises to:

SECOND FLOOR LANDING
Where a contemporary oak panelled door opens to:

BEDROOM ONE
Built into the shape of the roof, with front-aspect Velux rooflight windows with superb far-reaching views over open Derbyshire countryside, taking in Bonsall Moor, Wensley, Stanton Moor, with Longstone Edge in the distance. A rear-aspect double-glazed dormer window overlooks the garden and open fields with Riber Castle, High Tor, and Black Rocks in the distance. The room has a range of bespoke built-in sliding mirror-front wardrobes, providing hanging space and storage shelving. There is a central heating radiator with thermostatic valve, and access doors into the eaves of the roof where there is further storage.

OUTSIDE
To the front of the property is a low-maintenance forecourt garden with a gravel border, ideal for displaying pot plants. A gated flagged pathway gives access to the entrance door. To the rear of the property is an enclosed garden with flagged seating areas and gravel borders, ideal for displaying pot plants. To the bottom of the garden is a summer house with dual-aspect UPVC double-glazed windows, rooflight windows, and with wood-effect laminate flooring. There is a worksurface with storage cupboards beneath. The summer house has power and lighting, making it an ideal hobby room/work-from-home space. The property has outside lighting power and water supplies.

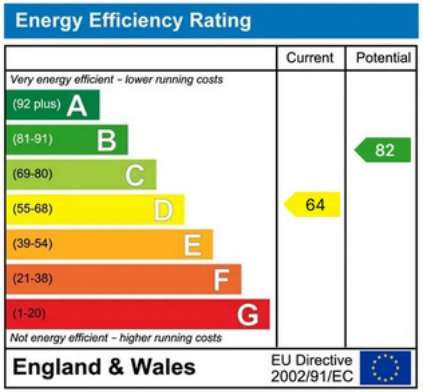
SERVICES AND GENERAL INFORMATION
All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

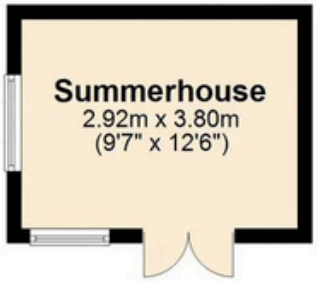
COUNCIL TAX BAND (Correct at time of publication) 'B'

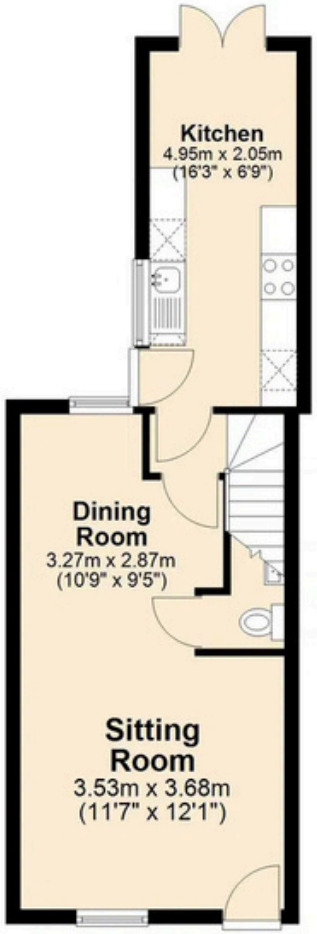
DIRECTIONS
Leaving Matlock Crown Square along the A615 towards Bakewell: take the first right turn into Dimple Road. Follow the road up the hill, turning right at the T-Junction along Smedley Street. Take the first left turn into Farley Hill. Follow the road up the hill where the property can be found on the right-hand side as the houses give way to open fields.



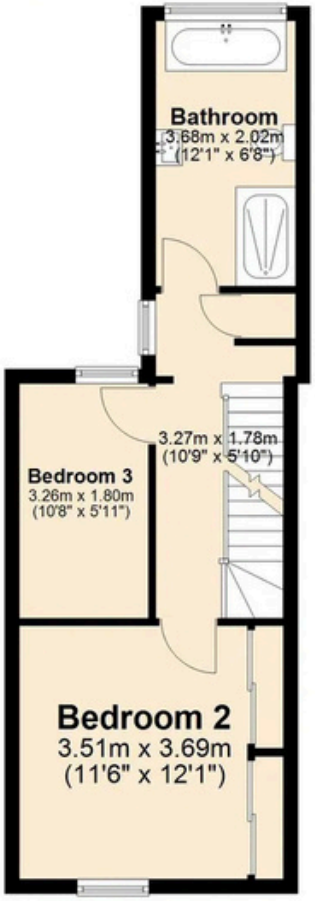
Disclaimer
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of 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. 46.8 sq. metres (503.6 sq. feet)

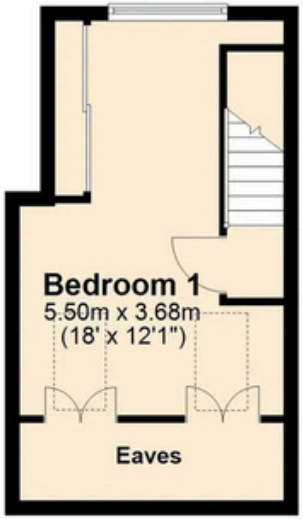




First Floor
Approx. 35.4 sq. metres (381.0 sq. feet)



Second Floor
Approx. 23.3 sq. metres (251.0 sq. feet)



Total area: approx. 105.5 sq. metres (1135.6 sq. feet)

hey

hey

enquiries@sallybotham.co.uk
01629 760899