



## All Saints Road, Matlock, DE4 3HW

This attractive three-storey family home is located close to schools, parks and the town centre. Beautifully decorated throughout, the home has a sensational bathroom, roomy kitchen-diner, elegant sitting room, elevated panoramic views, on-street parking and two-tier rear garden.

On the ground floor are a sitting room, kitchen-diner and rear utility porch. The first floor has been reconfigured to create an additional single bedroom, in addition to the extended double bedroom and stunning bathroom. On the top floor is a large double bedroom with the best views in the house!

The front garden has wonderful far-reaching views and the rear garden has lawns, flower beds and a shed. There is on-street parking for one vehicle in front of the home.

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 High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Panoramic far-reaching views to Ribber Castle and hilly countryside
- Two-tier rear garden
- Packed with character features and a natural feel throughout
- Council Tax band B
- Elegant 3 bedroom home
- Front garden with breathtaking views
- Walking distance to Matlock town centre
- Gorgeous bathroom with slipper bath and walk-in shower
- Spacious kitchen-diner and separate utility
- Close to schools, parks and leisure centre

**£320,000**

# All Saints Road, , Matlock, DE4 3HW

## Front of the home

There is room for one vehicle to park in front of the home and plenty of additional on-street parking close by. A decorative iron gate is set within the traditional stone wall and steps lead up to the front garden. The dining patio is the perfect spot from which to drink in the wonderful views. There is a wall-mounted light and we enter the home through the half-glazed uPVC front door.

## Sitting Room

14'1" x 12'9" (4.3 x 3.9)

This gorgeous room has period features including the fireplace, ceiling rose, coving and skirting boards. With a high ceiling, the focal point is the fireplace with decorative tiled surround and hearth and a wooden mantelpiece. The room is carpeted and has a radiator, ceiling light fitting and wide south-facing double glazed window. A glass-panelled wooden door leads through to the kitchen-diner and stairs to the upper floors.

## Kitchen-Diner

13'11" x 12'11" (4.25 x 3.95)

The spacious kitchen-diner has room for a 4-6 seater dining table. We love the distinctive tiled floor, soft pink cabinets and high ceiling. On the left is a radiator and tall fitted double cupboard, with plenty of storage space. Over to the right is a solid pine L-shaped worktop with tiled splashbacks and cabinets above and below. The large window looks out to the rear garden - in front is a ceramic 1.5 Butler's sink with heritage-style swan neck chrome mixer. There is an integral four-ring gas hob with Zanussi oven below. To the right is a glazed uPVC door to the Utility Porch and then a pine worktop with fitted cabinets above. Below is more storage and space for a refrigerator. The kitchen has a ceiling light fitting.

## Utility Porch

With tile-effect laminate flooring and windows to the rear garden, this room has a worktop on the right and space and plumbing below for a washing machine and freezer. There is shelving above and also a wooden door to the rear garden.

## Stairs to first floor landing

Painted wooden stairs with pale blue risers curve up to the galleried landing, where there is a window looking out over the rear garden. The landing has painted exposed floorboards, a high ceiling with light fitting and matching pine doors with iron latches to two bedrooms and bathroom. Stairs lead up to the top floor bedroom, with a storage cupboard beneath.

## Bathroom

8'2" x 8'2" (2.5 x 2.5)

We adore this elegant room, with a standalone slipper bath and huge walk-in shower.

On the right is a ceramic WC. In the right corner is a double walk-in mains-fed shower with monsoon head, tall reinforced glass screen and tiled walls. The large, deep bath has claw feet and a heritage-style brass mixer with hand-held attachment. In keeping with the feel of the room is an antique combined radiator and towel heater.

To the left of the door is a vanity unit and sink. The bathroom has exposed floorboards, patterned double glazed window, ceiling light fitting and extractor fan. The bottom half of the walls are wood-panelled, enhancing the natural feel of this room.

N.B. The current vanity unit and bowl sink will be replaced with a new unit and sink.

## Bedroom One

15'3" x 8'2" (4.65 x 2.5)

Extended by the current owner, this long double bedroom has magnificent south facing views over the town and across to Riber Castle and the sweeping verdant hillsides. The room is carpeted and has a radiator, ceiling light fitting and plenty of space for a bed, furniture and seating.

## Bedroom Two

10'5" x 5'4" (3.2 x 1.65)

This single bedroom could also be a home office or nursery. With exposed floorboards, this room has yet more of those wonderful views, a wall-mounted electric heater and ceiling light fitting.



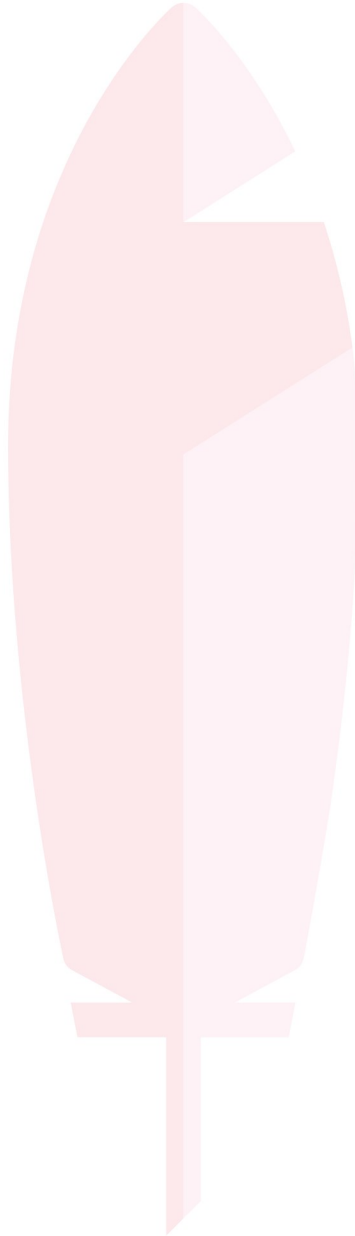
### Bedroom Three

15'10" x 13'1" (4.85 x 4)

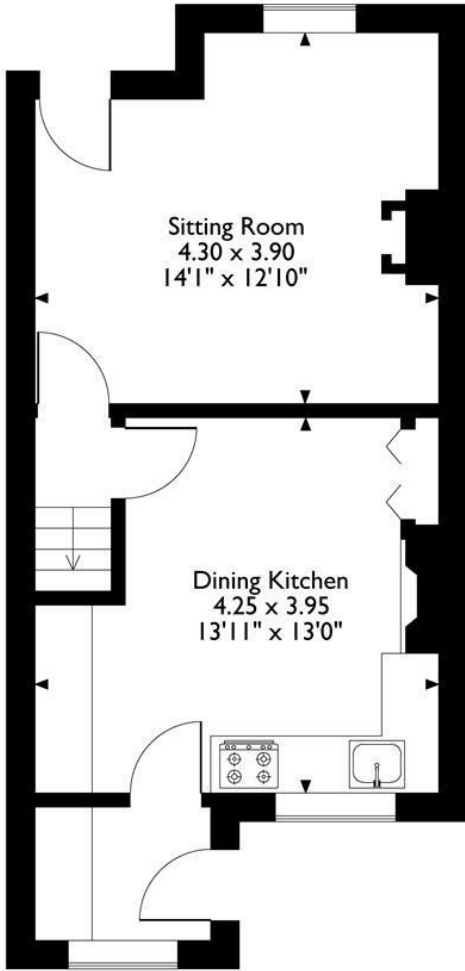
With the best views in the house, this large double bedroom is accessed up wooden stairs from the first floor landing, with a decorative iron banister and handrail on the left. The room is flooded with natural light through the large Velux window. This carpeted room has a ceiling light fitting, exposed oak beams and lots of eaves storage. There is also a loft hatch and internal window over the stairs.

### Rear Garden

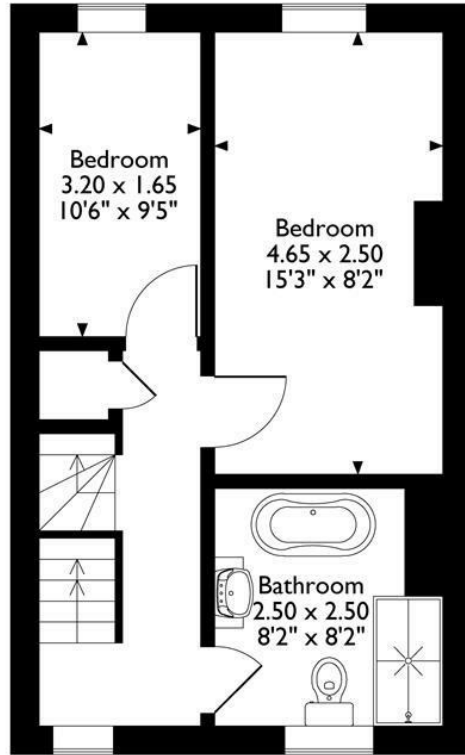
Stepping stones lead through the lower tier, with a flower bed on the right and cypress tree on the left. A timber fence on the right and dry stone wall with timber fence above on the left form the boundary. There is a spacious dining patio and then a decorative iron gate with steps to the upper tier, where there is a lawn and shed. A path beyond provides useful rear access.



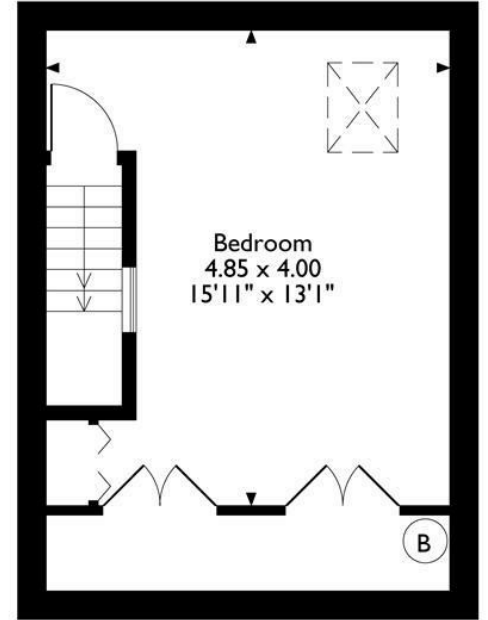
6 All Saints Road  
 Approximate Gross Internal Area  
 92 Sq M / 990 Sq Ft



**Ground Floor**

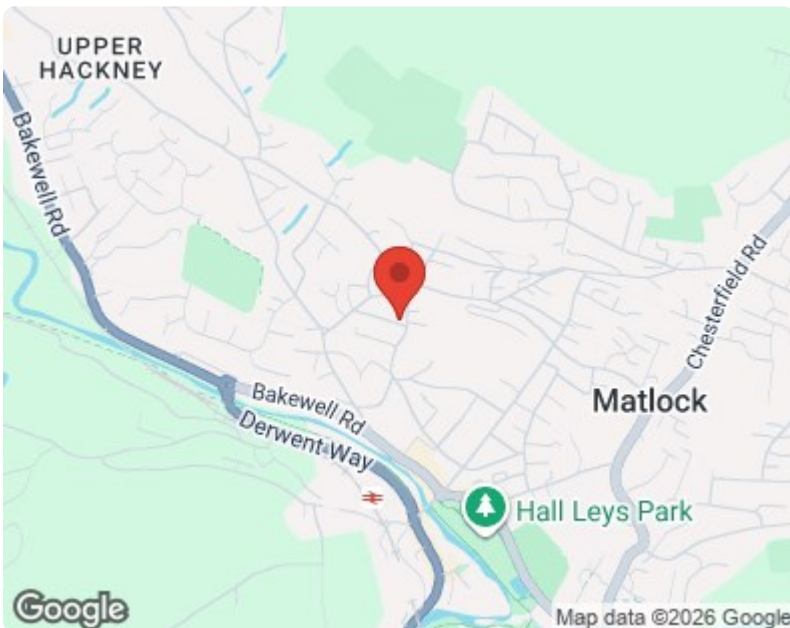


**First Floor**



**Second Floor**

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>		55
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315