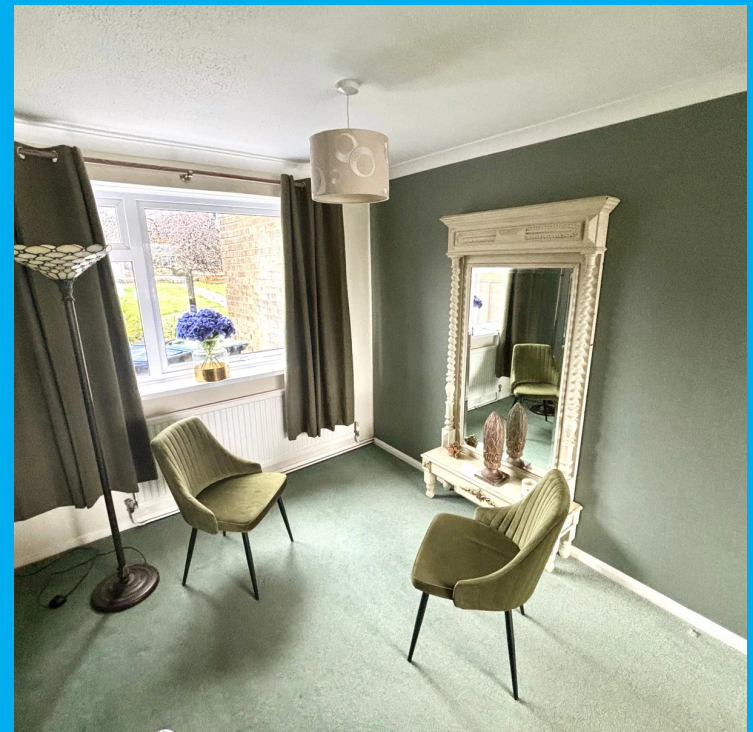




Sally Botham
ESTATES

Moorfield, Matlock, DE4 3HF

£280,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

A beautifully presented semi detached family home tucked away on a quiet cul de sac close to the outskirts of Matlock town enjoying stunning views towards Riber Castle and the surrounding Derbyshire countryside. The property comprises spacious sitting dining room; breakfast kitchen with integral appliances, 3 bedrooms and a family bathroom. Garage and driveway with ample parking for several vehicles, front and rear gardens.

MOORFIELD, Matlock

A beautifully-presented semi-detached family home, ideally located on a quiet cul-de-sac in a popular residential area on the outskirts of Matlock town. Occupying a slightly elevated position with delightful far-reaching views, the recently decorated accommodation offers: spacious open-plan dining sitting room; good-size fully-fitted breakfast kitchen; three bedrooms; and family bathroom. There are delightful gardens to the front and rear, driveway providing off-road parking, and a detached garage.

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 UPVC entrance door – having a glazed panel with obscured glass – the door opens to:

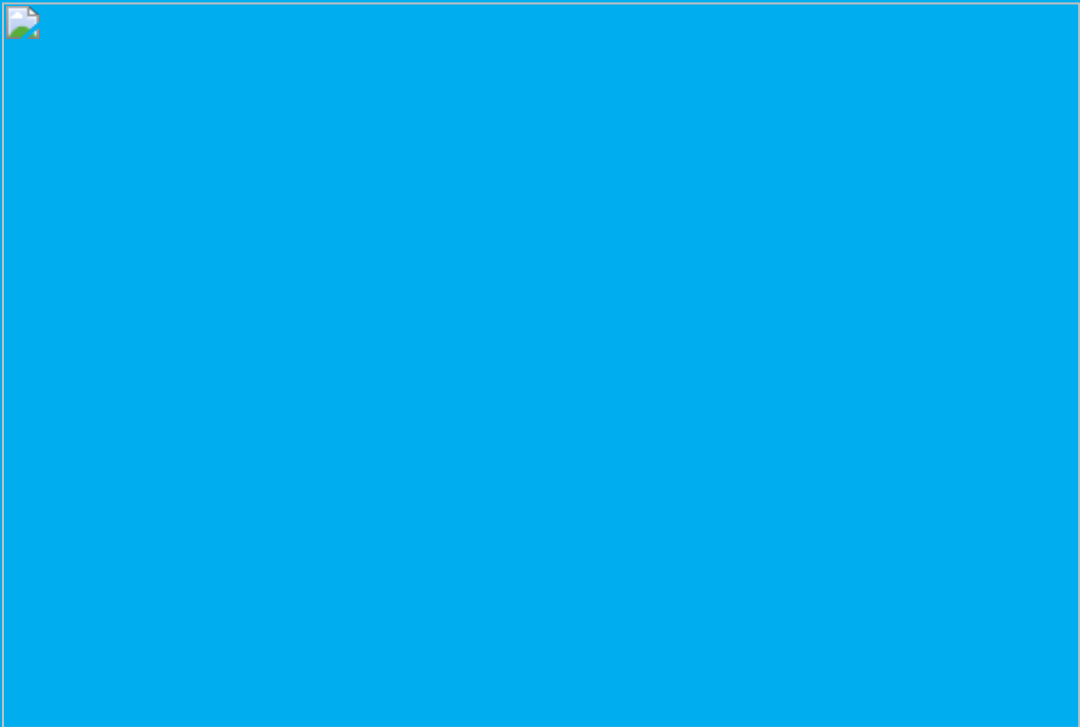
ENTRANCE HALLWAY

Having coat hanging space, central heating radiator, and a broad arched opening leading to:

DINING SITTING ROOM

A spacious L-shaped room with dual-aspect UPVC double-glazed picture windows, the front window having views over the surrounding properties and the town towards the open countryside of the Derwent Valley. The rear windows overlook the garden. The room has a stylish contemporary media wall incorporating a wall-mounted electric fire and television above creates an attractive focal point to the room. The room has central heating radiators with thermostatic valves, television aerial point, and a telephone point with broadband facility. A fifteen-pane glazed door leads to:





KITCHEN

A good-sized breakfast kitchen with a rear-aspect double-glazed picture window with views over the garden to the open fields and woodlands beyond. The room has ceramic tiles to the floor, and a half-glazed entrance door opening onto this side of the property. The kitchen is fitted with a good range of units in a shaker-style finish, with cupboards and drawers beneath a timber-effect worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap, and a four-ring ceramic hob, over which is an extractor canopy that is vented to the outside. There is an eye-level double oven and grill. Beneath the worksurface, there is space and connection for an automatic washing machine. Fitted within the kitchen is an integral twelve-place-setting dishwasher, fridge, and freezer. Concealed within a cupboard is the Worcestershire gas-fired boiler, which provides hot water and central heating to the property. The room has a central heating radiator with thermostatic valve, and space for a breakfast table.

From the dining sitting room, a staircase rises to:

FIRST FLOOR LANDING

Having a side-aspect double-glazed window, access hatch opening to the loft space, and a panelled door opening to a linen cupboard with slatted storage shelving. Further panelled doors open to:

BEDROOM ONE

With a front-aspect UPVC double-glazed picture window, enjoying superb far-reaching views over the open countryside that surrounds the town, taking in Riber Castle, High Tor, and Masson. The room has a central heating radiator with thermostatic valve, and built-in wardrobe with sliding-mirror fronts and hanging rails.

BEDROOM TWO

With a rear-aspect double-glazed picture window overlooking the enclosed rear garden to the open fields and woodland beyond. The room has a central heating radiator with thermostatic valve, and built-in wardrobe with sliding-mirror fronts and hanging rails.

FAMILY BATHROOM

A fully-tiled room with a rear-aspect window with obscured glass. Suite with: panelled bath with side-fill taps and mixer shower; contemporary wall-hung wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve, and an extractor fan.

BEDROOM THREE

With a front-aspect double-glazed window, having similar views to bedroom one. The room has a central heating radiator with thermostatic valve, built-in open-display shelves, and storage cupboard. This room would make an ideal study / work-from-home space, if not required as a bedroom.

OUTSIDE

To the front of the property is a good-sized driveway, providing off-road parking for several vehicles and giving access to the garage. There is an area of garden laid to lawn. Lying to the rear of the property is a good-sized garden, enclosed by hedging and stone walls, being mainly laid to lawn and interspersed with mature ornamental shrubs. To the top of the garden is a flagged and decked seating area, taking advantage of the southerly aspect and the view over the fields. Within the garden there is a timber garden shed.

GARAGE

A detached single brick-built garage, with an up-and-over vehicular access door, power, and lighting.

The property has outside lighting and an outside water supply.

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

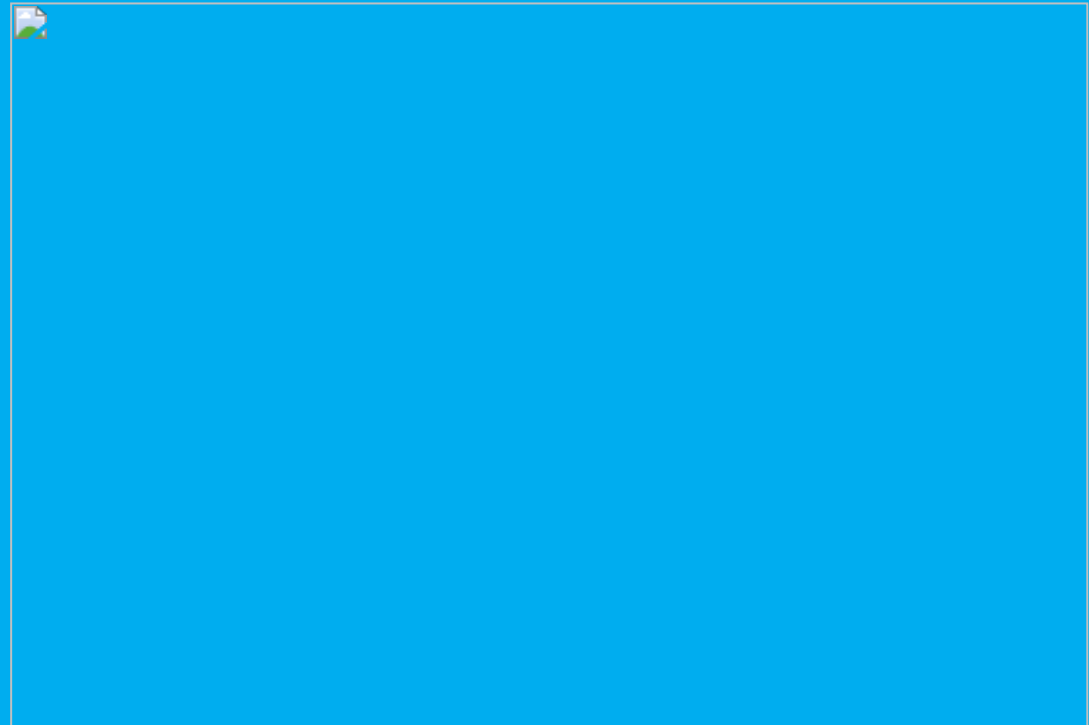
TENURE Freehold

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

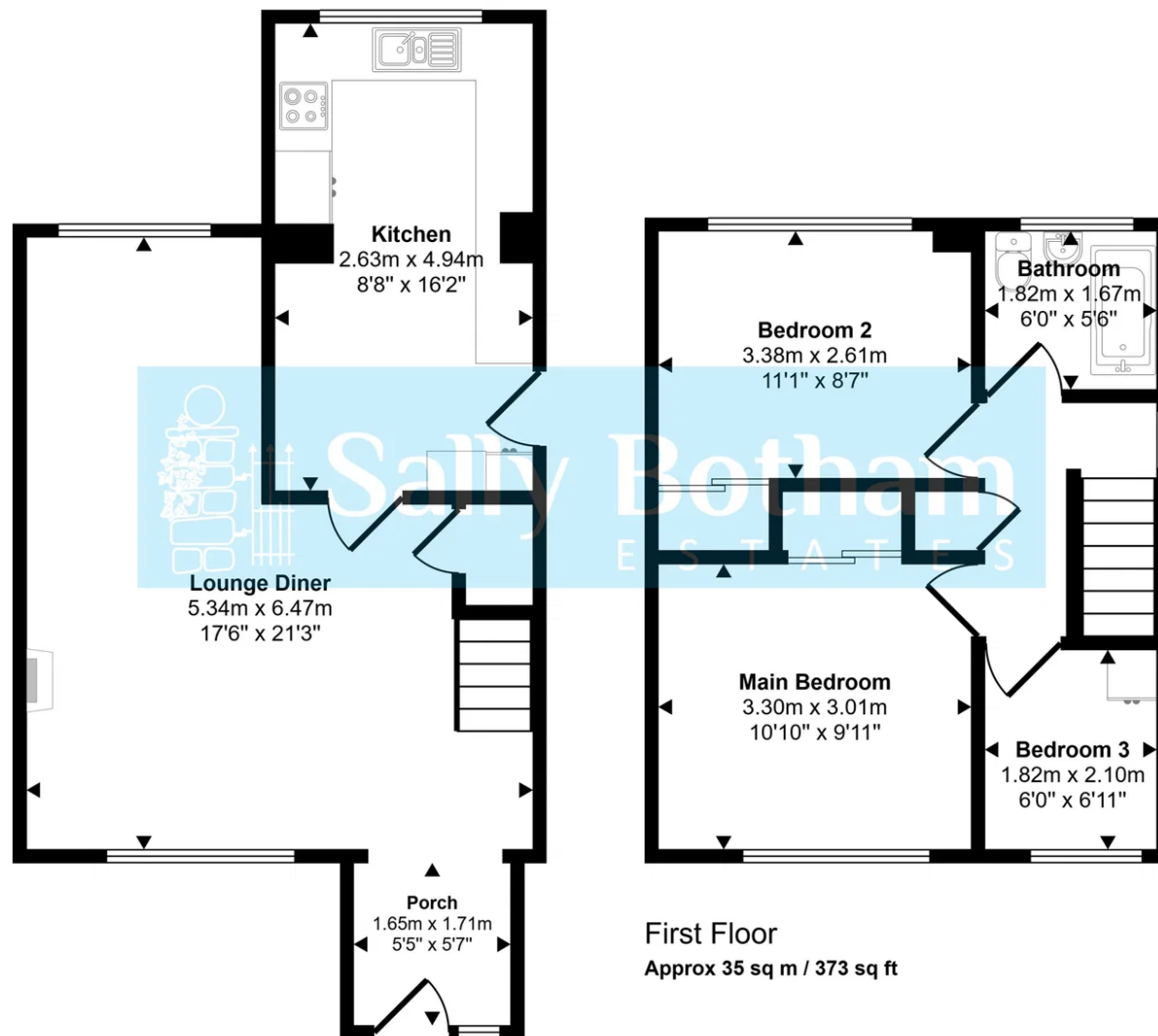
DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right-hand bend, take the left turn into Cavendish Road, then the third right into Wolds Rise, take the first right into Moorfield 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.



Approx Gross Internal Area
78 sq m / 839 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
2002/91/EC





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