



## Old Lime Court, Matlock, DE4 3EP

**\*\*PRICE REDUCED TO FACILITATE ONWARD PURCHASE\*\*** Located in the corner of a quiet cul-de-sac, this home has been substantially upgraded in recent years. Improvements include a new kitchen, new bathroom, new windows, doors and flooring. The home has three parking spaces, easy-maintenance garden and panoramic views up to Riber Castle and the surrounding hilly countryside. One of the parking spaces has lapsed planning consent to build a garage, which may be able to be reapplied for. The EPC rating is C and the home is Council Tax band B.

On the ground floor, the entrance hallway leads to the kitchen, sitting room and on through to the conservatory, which was added in 2006. Stairs to the first floor lead to two double bedrooms and the family bathroom. At the rear is a suntrap garden with dining patio, astroturf and shed.

The home is within walking distance of Matlock town centre and several schools. 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.

- **\*\*PRICE REDUCED TO FACILITATE ONWARD PURCHASE\*\***
- Located on quiet cul-de-sac
- New bathroom fitted in 2019
- EPC Rating C and Council Tax band B
- Modern 2 double bedroom home within walking distance of town centre
- Elevated panoramic views to Riber Castle and countryside
- New windows and doors installed 2022-24
- EV Charging Point and 3 parking spaces
- New kitchen fitted 2022
- New flooring in ground floor in 2022

**£210,000**

# Old Lime Court, , Matlock, DE4 3EP

## Front of the home

A path from the parking area to the home continues around to the front-left of the home, where a decorative wrought iron gate opens to the rear garden. There is space at the front for storage and discreet bin storage to the side. On the front wall is an EV charging point and to each side of the part-glazed uPVC front door, there is an outside light and Ring doorbell.

## Entrance Hallway

Vinyl flooring flows seamlessly to the kitchen directly in front. Stairs on the right lead up to the first floor and there is a radiator and space for storage and to hang coats. A white panelled door opens into the sitting room (and then on through to the conservatory).

## Kitchen

21'11" x 7'6" (6.7 x 2.3)

The modern kitchen was fitted in 2022 and has vinyl flooring, ceiling light fitting and a glazed uPVC door to the rear garden, with a window beside. The long worktop on the right has a large number of high and low fitted cabinets and pan drawers. There is also an integral washing machine and, above, an integrated microwave. Towards the end is a contemporary black sink and drainer with mixer tap.

Opposite are several more cupboards including a full-height pantry cupboard and integrated Bosch fridge-freezer. The integral four-ring gas hob has an electric oven below and extractor fan above.

## Sitting Room

18'0" x 9'10" (5.5 x 3)

With an oak veneer floor, this room has two ceiling light fittings, a radiator, window to the rear garden and door to the conservatory. The electric fire has lighting and is set within a modern surround with mantelpiece. There is plenty of room for seating and additional furniture.

## Conservatory

14'1" x 9'10" (4.3 x 3)

This bright and sunny room has glazing on three sides and a new raised roof, installed in 2023. This versatile room has oak veneer flooring and is currently used as a mixed-use room: a home office with seating area and cycling hub. The room also has a radiator, two ceiling light fittings and sliding glass doors.

## Stairs to first floor landing

Wooden stairs with a runner carpet and wooden banister on the left lead up to the galleried landing. The carpeted landing has a ceiling light fitting, over-stairs cupboard and a window at the end with wonderful south-facing views to the hillside and Riber Castle to the south. Matching white panelled doors open into the bathroom and two double bedrooms.

## Bathroom

6'2" x 5'10" (1.9 x 1.8)

With high quality oak-effect laminate flooring, the bathroom was fitted in 2019 and has a ceiling light fitting, extractor fan, frosted double-glazed window and chrome heated towel rail. The oversized rectangular bath on the right has a centrally-positioned waterfall style chrome mixer tap, meaning you can truly stretch out and relax. Overhead is a mains-fed shower with monsoon shower head and separate hand-held attachment. There is also a pivoting glass screen. The vanity unit has a curved cabinet with ceramic sink above - this also has a waterfall style chrome mixer tap - and a capsule WC.

## Bedroom One

9'10" x 7'0" (3 x 2.15)

This double bedroom at the rear has views over the rear garden, laminate flooring, a ceiling light fitting and radiator.

## Bedroom Two

10'9" x 9'10" (3.3 x 3)

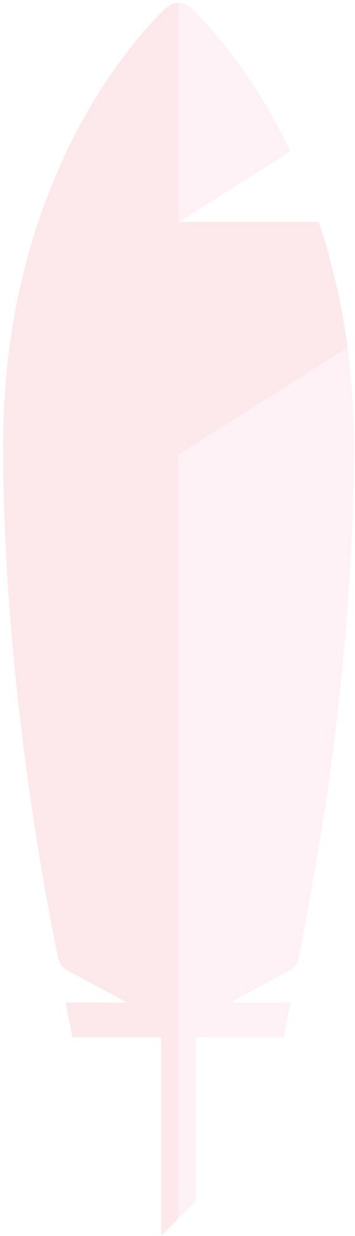
This larger double bedroom is situated at the front of the home, so has lovely views across to the verdant hilly countryside. With laminate flooring, the room has a radiator, ceiling light fitting and loft hatch.

## Rear Garden

Accessed from the kitchen, conservatory and via the side gate, the kitchen has an elevated dining patio facing to the south and

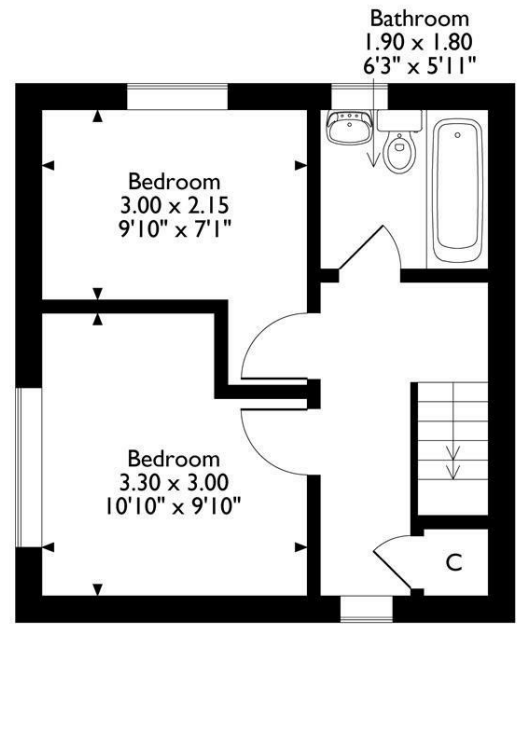
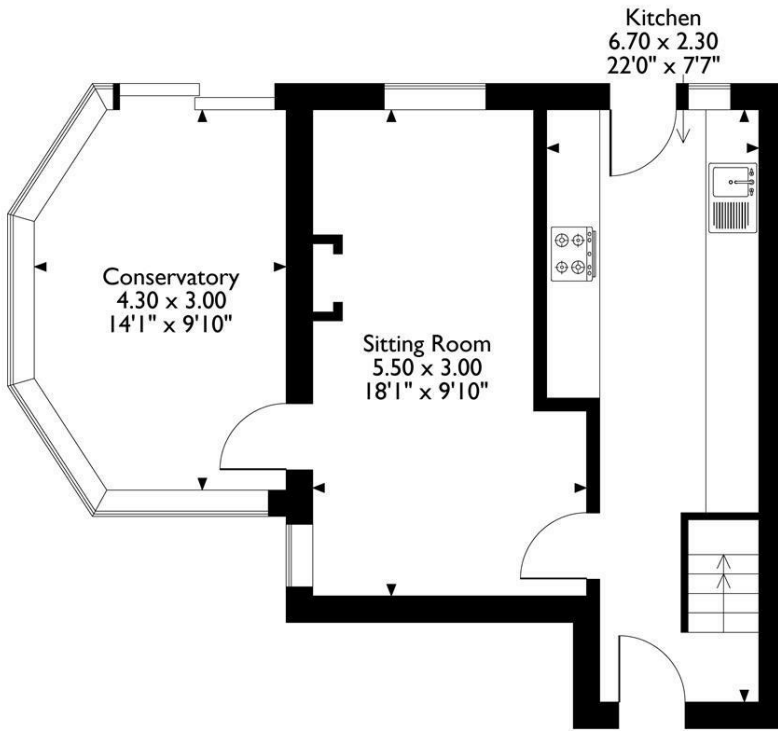


west. The patio has plenty of space for seating and dining, with an astroturf area between this patio and space for the shed at the end. With outdoor wall-mounted lighting and an outside tap, this is a private garden with a high wall and tall privet hedge.



# I Old Lime Court

Approximate Gross Internal Area  
70 Sq M / 753 Sq Ft



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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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