



**Sally Botham**  
ESTATES

**296 SMEDLEY STREET**  
Matlock, DE4 3LH  
£365,000



















**A spacious, detached bungalow, ideally located on the outskirts of the town in a popular residential area within easy reach of excellent amenities. The property, which has been occupied by the same family ever since it was built in the 1960's, enjoys delightful views over the Derwent Valley, and has accommodation offering: three bedrooms; family shower room; spacious living dining room with conservatory off; and fitted kitchen. There are gardens surrounding the property, a driveway providing off-road parking, and a garage.**

Entering the property via a glazed UPVC entrance door with sidelight panel, having obscured glass – the door opens to:

#### **HALLWAY**

An L-shaped hallway, having an access hatch opening into a partially-boarded loft space. There is a deep built-in storage cupboard and an airing cupboard, housing the hot water cylinder, and having slatted linen storage shelving. The hallway has a central heating radiator and telephone point. A door opening leads to:

#### **KITCHEN**

Having a side-aspect double-glazed window enjoying far-reaching views over the Derwent Valley towards Stanton Moor and Wensley. The kitchen is fitted with a range of handmade storage cupboards set beneath a roll-edged work surface. There is a stainless sink unit with mixer tap, with storage cupboard and drawers beneath. Fitted within the kitchen is a freestanding gas cooker with a four-burner hob, oven, and grill. Beneath the work surface, there is space and connection for an automatic washing machine and there is space for a fridge-freezer if required. A serving hatch opens to the dining area of the living room. Sited within the kitchen is the Baxi gas-fired boiler, which provides hot water and central heating to the property.

From the hallway, further doors open to:

#### **DINING LIVING ROOM**

A delightfully spacious room with dual-aspect architectural feature floor-length windows overlooking the gardens, and patio door with floor-length side panels opening to the conservatory and flooding the room with light. The room has a feature exposed-stone wall housing a living-flame gas fire. There is a television aerial point with satellite facility, and a central heating radiator.

#### **CONSERVATORY**

Being constructed in UPVC with double-glazed panels set upon a dwarf wall, and having an apex glass roof. The room has ceramic tiles to the floor, patio doors opening onto the gardens, and a further side-aspect door.

From the hallway doors open to:

#### **BEDROOM ONE**

With a rear-aspect double-glazed picture window overlooking the rear garden. The room has a central heating radiator, and a range of built-in storage cupboards providing hanging space and shelving. There is a built-in headboard with over-bed reading lights.

#### **BEDROOM TWO**

With rear-aspect double-glazed windows overlooking the enclosed garden. The room has central heating radiators, and coat-hanging space.

#### **BEDROOM THREE**

Again, with a rear-aspect double-glazed picture window, flooding the room with natural light. The room is currently used as a study and has fitted storage shelving. There is a central heating radiator.

#### **FAMILY SHOWER ROOM**

A wet-room-style shower room with: level-entry cubicle with mixer shower, having handheld shower spray; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator. The room has a rear-aspect double-glazed window with obscured glass.

#### **OUTSIDE**

The property is approached via a block-paved driveway, providing off-road parking for two large vehicles, and giving access to the garage. From the driveway, steps rise to a flagged terrace to the side of the property, giving access to the entrance door. To the side of the driveway is a rockery border under-planted with spring flowering bulbs. Lying to the front and side of the property is an area of garden, mainly laid to lawn, with borders housing ornamental shrubs and grasses. There is a flagged terrace, taking advantage of the southerly aspect and the pleasant, far-reaching views. The terrace has a hot tub, which is included in the sale. To the rear of the property is a further area of garden, enclosed by beech hedging, and having an area of lawn and a mature apple tree. To the end of the garden, there are vegetable beds and a flagged terrace, with views towards the Heights of Abraham. The terrace has a timber garden shed. The property has outside lighting and external power supplies.

#### **GARAGE**

A single garage with an electrically-operated roller-shutter vehicular-access door, having power and lighting.



SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

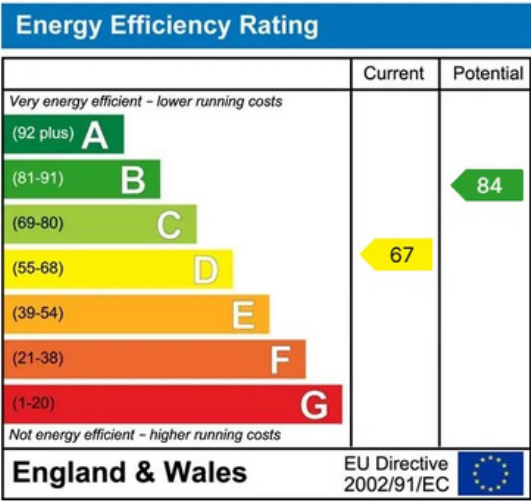
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For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) ‘D’

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, where the property can be found on the left-hand side immediately before the left turn into Farley Hill.



**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. 99.5 sq. metres (1071.2 sq. feet)

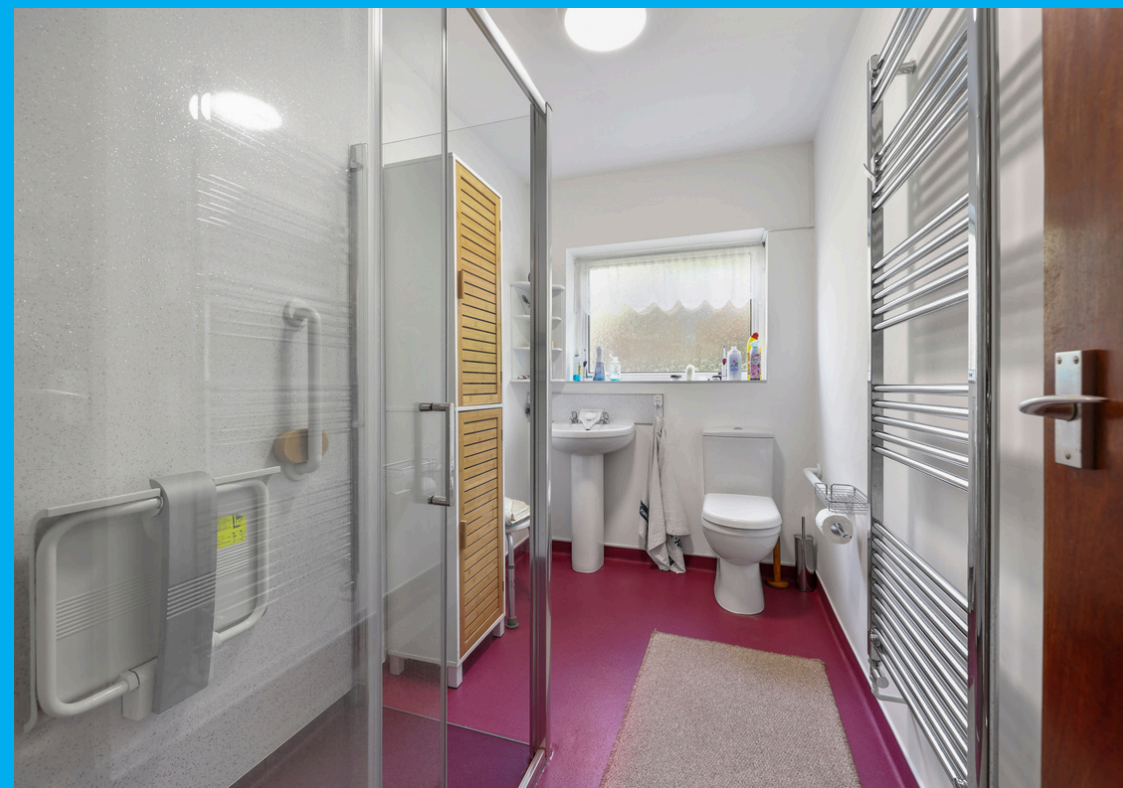


Total area: approx. 99.5 sq. metres (1071.2 sq. feet)

















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