



**130 Church Street**

, Matlock, DE4 3BZ

Asking Price £750,000

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A substantial 5 bedroom detached property occupying a secluded and elevated setting, in approximately 2.5 acre plot and enjoying panoramic views across the surrounding countryside. Offering 1969 sqft of flexible living accommodation, the property benefits from ample off street parking, garage and beautifully presented gardens and patio seating area.

The ground floor comprises; Entrance porch and downstairs WC, dual aspect living room with log burning stove, open plan dining kitchen with granite worktops, Aga and separate. utility room. Three double bedrooms and main bathroom.

The first floor comprises; Snug with patio doors onto the garden, Master bedroom with ensuite shower room and walk in wardrobe.

The second floor comprises; Office space/5th bedroom.

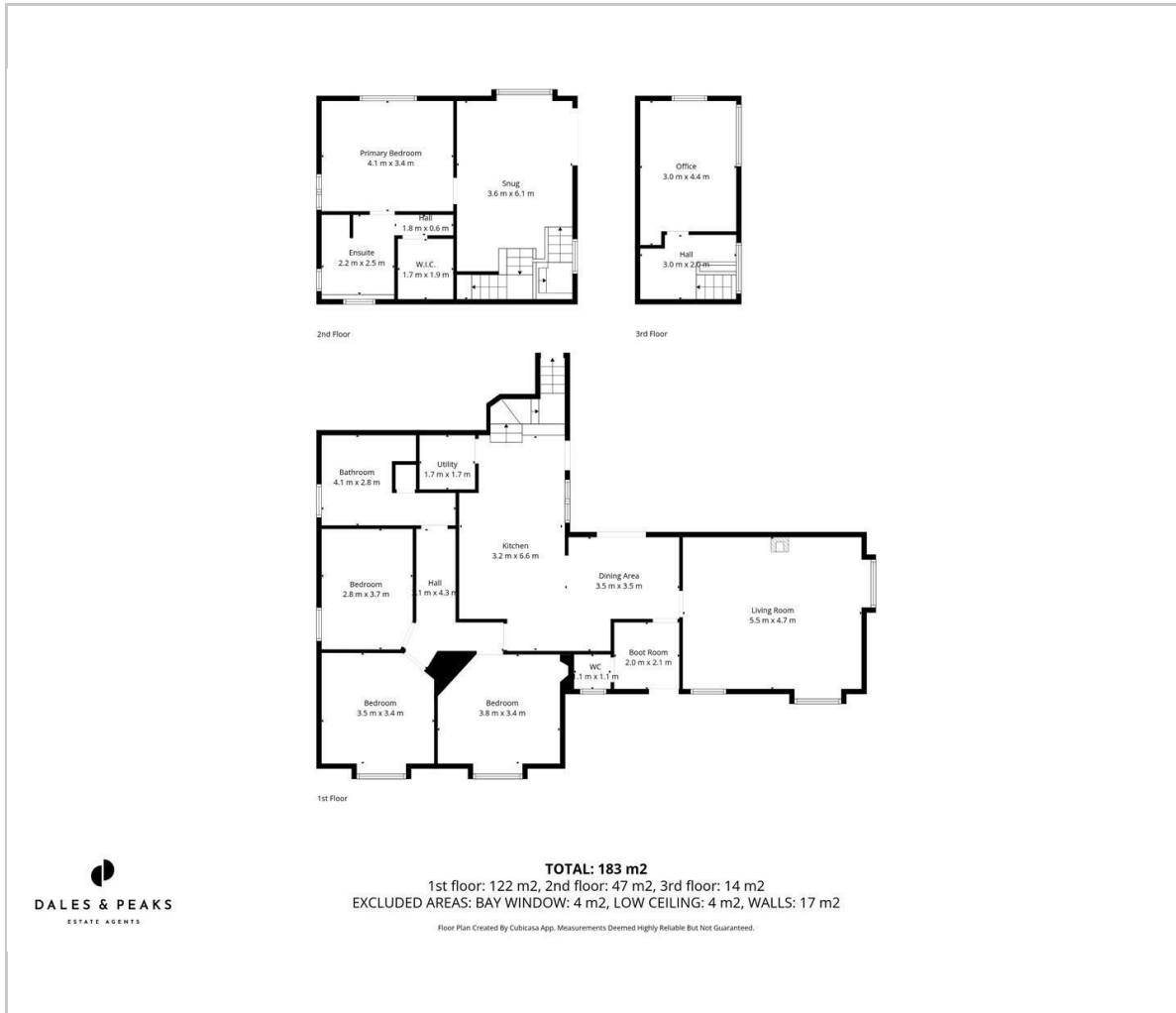
Externally, the property benefits from a garage and an outbuilding currently used as a home gym/games room.

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## Floor Plan

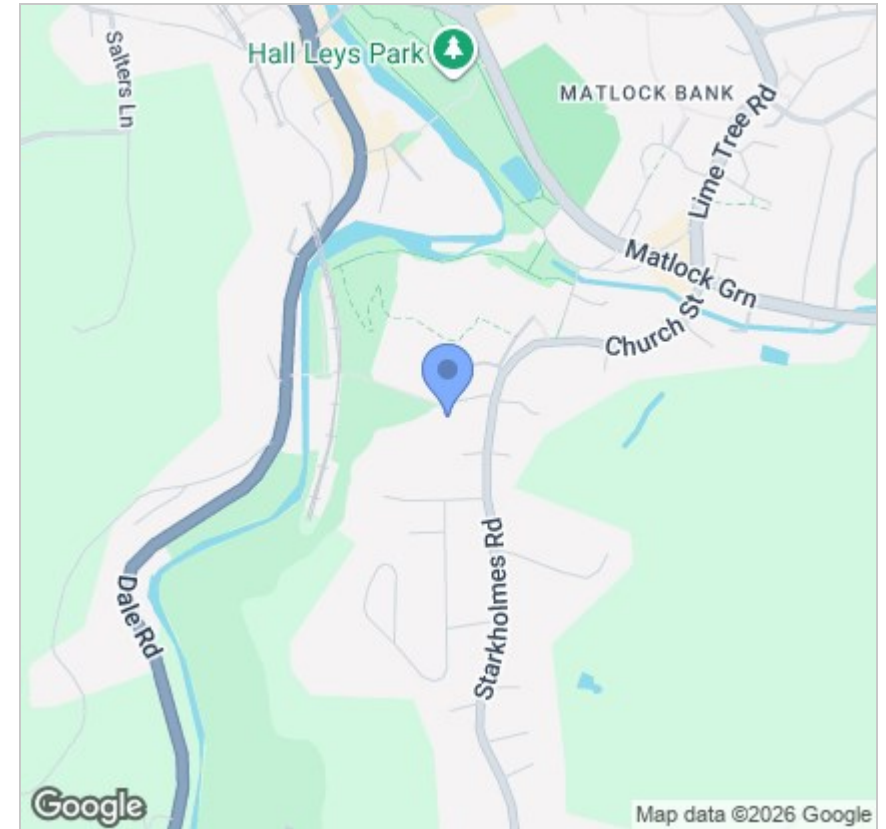


## Viewing

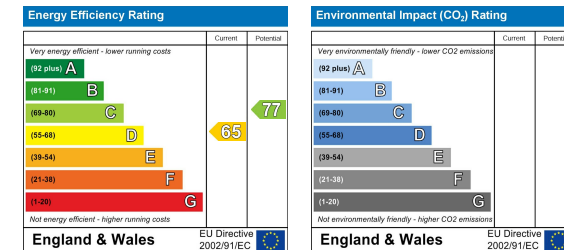
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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