





# 4, Greenaway Lane, Hackney

Matlock, DE4 2LD

This exceptional property has been superbly renovated by the current owners and offers immaculately presented accommodation arranged over two floors. The home combines character and modern living, featuring high ceilings, solid wood parquet flooring, and a tasteful palette of natural finishes throughout. Benefits also include UPVC double glazing and a wealth of stylish design touches.

## Description

A double-glazed door at the rear opens into a practical entrance hall/boot room with tiled flooring and fitted shelving, providing excellent storage. From here, a composite door leads into the main hallway, complete with solid wood parquet flooring, cloakroom WC, and access to all ground floor accommodation.

The main sitting room is a beautifully presented dual-aspect space, featuring stylish wall panelling and a large window overlooking the garden and valley. A brick-backed fireplace with a wood-burning stove forms an attractive focal point. An adjoining reception room, currently used as a play room, offers additional flexible living space and includes access to a utility area with plumbing for a washing machine and dryer.

The impressive dining kitchen enjoys stunning south-facing views and features bifolding doors opening directly onto the garden. The kitchen is fitted with a range of stylish panelled units, stone worktops, and a breakfast bar. Integrated features include a Belfast sink, five-burner range cooker, and dishwasher. There is also a dedicated dining area, along with access to a pantry providing further storage with fitted shelving.

Stairs rise to a charming half landing with a side-facing window, extensive fitted bookshelving, and exposed



- Four-bedroom detached family home
- Lovely south west facing garden
- Stylish dining kitchen with bifolding doors
- Beautifully renovated throughout
- Sought-after location on Greenaway Lane, Hackney
- Two reception rooms (one with wood-burning stove)
- Luxury family bathroom
- Driveway parking, garage/studio and EV charger
- Utility area and pantry
- Cloakroom WC





trusses. Further steps lead to the main landing, which includes fitted storage and a desk area.

The first floor comprises four well-proportioned bedrooms. The principal bedroom enjoys stunning valley views and fitted wardrobes. Bedroom two is another generous double with similar front-facing views, while bedroom three offers a side aspect. Bedroom four is a small double, also benefiting from front-facing views.

The luxury family bathroom is beautifully appointed, featuring a stylish suite including a roll-top bath, low flush WC, wall-mounted wash basin, and a walk-in shower enclosure.

Externally, the property continues to impress. A driveway to the side provides parking for two vehicles and leads to a large garage, currently used as a gym/dance studio. An EV charging point is also installed. The wraparound gardens feature a patio area, level lawn, and raised beds, all enjoying a south westerly aspect that ensures sunlight throughout the day. The boundaries are defined by hedging and contemporary fencing, offering both privacy and a modern finish.

#### Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.





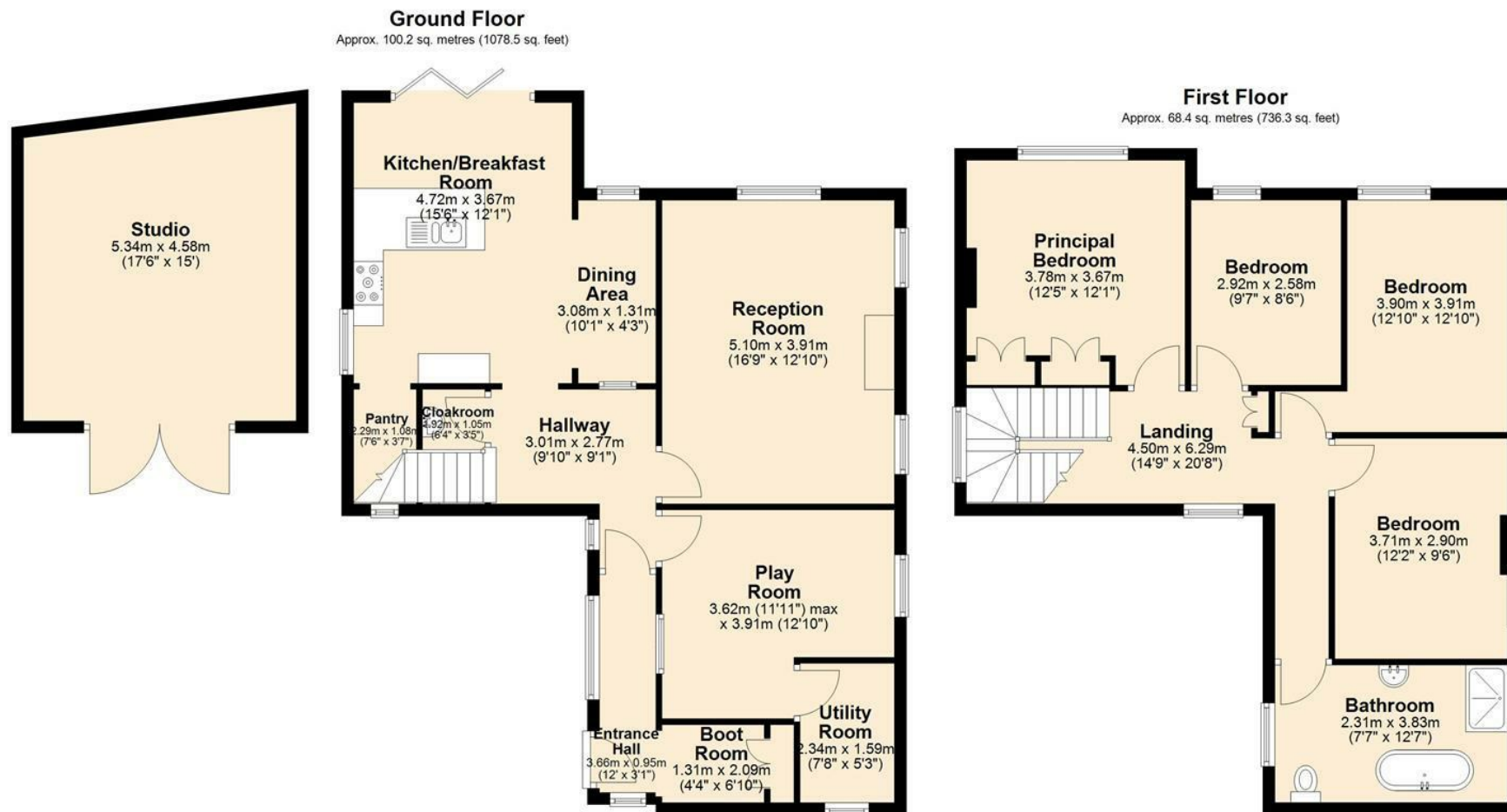












Total area: approx. 168.6 sq. metres (1814.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.





**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

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