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ESTATES

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3 Brickyard Cottages , Chesterfield Road, Matlock Moor, Matlock, DE4 5LZ
£1,200 pcm







- Two bedroom semi detached Cottage
- Large additional attic room
- Goods sized kitchen diner
- Sitting room with feature fireplace
- Walking distance to Highfields Secondary School
- Close to local amenities
- Conservatory
- Good sized garden with workshop

3 Brickyard Cottages , Chesterfield Road, Matlock Moor, Matlock, DE4

A lovely stone-built semi-detached cottage within easy reach of local amenities and within walking distance of local secondary school. Having a good-sized kitchen-diner, family bathroom, living room, conservatory, 2 bedrooms and large attic room, as well as a garden to the rear, patio to the front and 2 parking spaces.

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 (4.5miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via half-glazed uPVC entrance door, which opens to:

KITCHEN DINER A spacious room with exposed beams to the ceiling and decorative ceramic tiled floor.

To the left as you enter is the kitchen area, having a wooden work surface with storage cupboards and drawers beneath, and matching wall hung cupboards over and exposed brick splash back. Set within the worksurface is a 4-ring gas hob is with electric oven under and extractor fan over. A Belfast sink is set beneath the work surface and has a mixer tap. The dining area of the room has a feature fireplace with a copper canopy, being set within an exposed brick and stone wall. The room has panelling to dado height and a staircase rising to the upper floor accommodation. There is ample space for a dining table. A pair of French style glazed doors open to:

SITTING ROOM Having a feature fireplace in natural stone with side plinths and a raised fire opening with a dog grate. The room has lots of character with decorative stone pillars and exposed wooden beams to the ceiling. There is plenty of space for a furniture. The room has a central heating radiator with thermostatic valve, TV aerial and broadband point.

A pair French style glazed doors open to:

CONSERVATORY A good additional living space overlooking the garden. Being constructed in UPVC with double glazed panels set on a dwarf wall and having a polycarbonate roof, wood effect laminate flooring and a double glazed door opening on to the garden.

From the kitchen area, a batten door with thumb latch opens to:

FAMILY BATHROOM A fully tiled room, having a suite with: bath with monsoon shower head over that is built into the ceiling; wall hung wash-hand basin with storage drawer beneath; and close-coupled dual-flush WC. There is a fitted wall mirror, extractor fan, chrome ladder-style towel radiator, and obscured glass window.



From the dining area, stairs rise to LANDING where half-glazed doors open to:

BEDROOM 1 Having a central heating radiator with thermostatic valve, and TV aerial point. There is a rear aspect widow overlooking the garden.

BEDROOM 2 With a central heating radiator with thermostatic valve, TV aerial point, and a front aspect window. There are two understairs cupboards, one of which houses the Worcester combi-boiler and consumer unit.

From the landing a staircase rises to.

ATTIC ROOM A spacious room built into the shape of the roof, Ideal for a variety of uses. There are exposed beams and stonework, a Velux window, and an electric wall-mounted radiator.

OUTSIDE The property is approached via a gated paved area giving access to the entrance door. There is a wall mounted post box, and a pathway leading around the side to the rear.

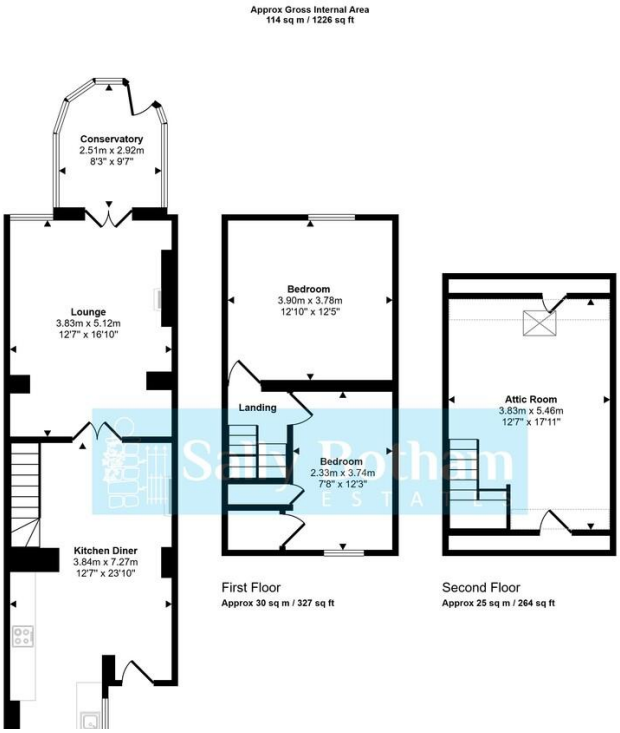
To the rear of the property is a good sized area of enclosed patio garden with decked and paved terraces, an ornamental water feature, and shrubs, bushes and slate chip border ideal for displaying pot plants. At the bottom of the garden is a workshop/ store.

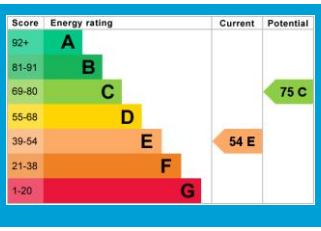
The property has 2 designated parking spaces.

SERVICES All mains services Are connected to the property.

DIRECTIONS Leaving Matlock along the A632 towards Chesterfield, shortly after passing Cardinshaw road on the left, Brickyard Cottages can be found on the right hand side endways on to the road.

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.





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