Sally Botham
ESTATES

27 Bank Road, Matlock
Derbyshire DE4 3NF
Tel: 01629 760 899
Fax: 01629 760 701
Email: enquiries@sallybotham.co.uk
Web: www.sallybotham.co.uk



50 Matlock Green, Matlock, DE4 3BX
£850 pcm







- Two double bedrooms
- Fitted family bathroom
- Good sized kitchen dinner
- Garden
- Spacious sitting room
- Close to local amenities
- Part furnished
- EPC rating D

50 Matlock Green, Matlock, DE4 3BX

A well-presented stone built mid-row period property ideally located within easy reach of the town centre, with accommodation offering two bedrooms, family bathroom, spacious sitting room, and good-sized dining kitchen. The property has a delightful garden adjacent to the property and a pretty forecourt garden.

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.

Entering the property via a hardwood entrance door with decorative leaded panel, the door opens to:

ENTRANCE PORCH 1.88m x 1.11m Having ceramic tiles to the floor, front aspect double glazed casement windows, and a fitted dado rail. There is a fitted storage cupboard housing the utility meters.
A half-glazed entrance door leads to:

SITTING ROOM 4.00m x 3.69m Having a front aspect UPVC double glazed window, original exposed pitch pine beam to the ceiling, and a feature fire opening with a dressed stone surround and raised hearth housing a living flame gas fire. The room has a television aerial point, telephone point and staircase rising to the upper floor accommodation.
A batten door with thumb latch leads to:

DINING KITCHEN 4.24m x 3.99m With rear aspect UPVC double glazed windows, ceramic tiles to the floor, and an original exposed pitch pine beam to the ceiling, the room has a feature fire opening with a dressed stone surround, creating a display niche. To the side of the chimney breast is a fitted glass display cabinet and wine rack. The kitchen is fitted with a good range of units in a pine finish, with cupboards and drawers set beneath a rolled edge work surface with a tile splashback. There are wall mounted storage cupboards with under cabinet lighting. Set within the work surface is a 1 1/2 bowl sink with mixer tap and a four-burner gas hob, over which is a cooker hood. Fitted within the kitchen is an eye-level fan assisted electric double oven and grill. There is an integral washing machine and space for fridge freezer. The room has a central heating radiator with thermostatic valve, and ample space for a family dining table. A batten door with thumb latch opens to a useful under stairs storage cupboard with a light.
From the Sitting Room a quarter-turn staircase rises to:

FIRST FLOOR LANDING 2.48m x 0.80m and 1.48m x 1.53m
An L-shaped landing with an access hatch opening to a large boarded loft space with a velux roof light window, and batten doors with thumb latches opening to:



BEDROOM ONE 4.04m x 3.74m Having a front aspect double glazed window with views over Bentley Brook and the gardens to the town beyond. The room has a fitted dado rail, exposed beam to the ceiling, and a central heating radiator with thermostatic valve.

BEDROOM TWO 3.35m x 1.95m Having a rear aspect double glazed window with views over the former millpond, which is now a designated nature reserve, the room has a fitted dado rail and central heating radiator.

FAMILY BATHROOM 2.67m x 1.94m With rear aspect double glazed windows, the room is partially tiled as a suite with panelled bath with Mira Sport electric shower over and glass shower screen, pedestal wash hand basin, and close coupled WC. The room has a central heating radiator. Doors open to an airing cupboard having linen storage shelving and housing the combination gas fired boiler which provides hot water and central heating to the property.

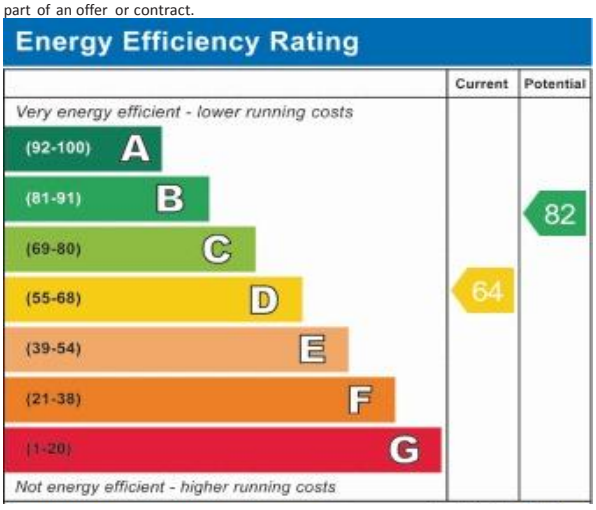
OUTSIDE The property is approached via a communal pathway running alongside Bentley brook. To the front of the property is an attractive forecourt garden with a gravelled seating area and borders stocked with ornamental shrubs and flowering plants. A footpath crosses the river bridge where there are the gardens to the properties. The garden nearest to the road on the right is the garden for number 50, and consists of sculptured lawns with borders stocked with ornamental shrubs.

SERVICES AND GENERAL INFORMATION All mains services are connected to the property.

DIRECTIONS Leaving Matlock along the A615 towards Alfreton, take the right hand turn after passing the Esso garage, onto Malthouse Row. Follow the road around and the property can be found on the left.

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.

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.



Sally Botham ESTATES