



## Smedley Street East, Matlock, DE4 3FQ

Located in the bustling Smedley Street neighbourhood, this charming cottage has a private driveway, courtyard garden and character features throughout. With a Council Tax banding of A, it is perfect as a starter home or for a young family.

On the ground floor, the attractive entrance porch leads through to the living room, a huge and versatile workshop (which could easily also be a gym, games room, home office or large store room), breakfast kitchen, utility area and bathroom. Stairs lead up to the two bedrooms on the second floor. To the side of the home is a driveway with space for a large vehicle, together with two sheds and a courtyard garden.

Smedley Street is a bustling neighbourhood with micropubs, artisan retailers, a deli and salons all contributing to a vibrant up-and-coming feel. Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, the Heights of Abraham (including the iconic cable cars), The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Council Tax band A
- In trendy, thriving Smedley Street neighbourhood
- Packed with original features
- 2 Bedroom, 1 Bathroom semi-detached cottage
- Private driveway
- Walking distance to town centre and schools
- Large workshop/gym/games room/store
- NO UPWARD CHAIN
- uPVC double glazing
- Easy-maintenance courtyard garden

**£220,000**

# Smedley Street East, , Matlock, DE4 3FQ

## Front of the home

This very attractive home has a stone wall boundary at the front with space for outdoor seating or dining - the perfect spot from which to enjoy the views over rooftops as the land opposite drops away downwards. To the right is a driveway with space for one vehicle - and the garden and sheds beyond.

The pretty blue-painted wooden porch has a tiled floor, light and useful bench on the right, with storage beneath. Enter the home through the part-glazed wooden door into the living room.

## Living Room

12'8" x 12'7" (3.88 x 3.86)

We adore this room, with an exposed stone wall on the right and a tall decorative stone fireplace on the left. With a high beamed ceiling, this room has a west-facing window with open aspect opposite, so gets lots of natural light. The room has laminate flooring, three ceiling light fittings, pine skirting boards, a radiator and electric fire. The alcove to the left of the fireplace has cabinets and a wide shelf - this home has lots of very clever storage solutions throughout.

A bevelled pine door with iron latch opens into the workshop on the right and there is an open entrance through to the breakfast kitchen in front.

## Workshop

14'4" x 9'6" (4.39 x 2.9)

This splendid versatile room is currently a mixture of a workshop, boot room and storage area. It could easily also be a home office or gym. With a stone floor and ceiling light fitting, the room also includes a wall-mounted strip light, long worktop with cabinets below and two double full-height cupboards. A door leads out to the driveway and garden.

## Breakfast Kitchen

12'8" x 9'1" (3.88 x 2.77)

This well-designed room has breakfast bar on the right, with space for 2-3 stools. There are several cabinets above, including two glass-fronted display cabinets. Opposite are a range of high and low level cabinets with space in the centre for an oven, with an extractor fan above. The walls have subway brick-style splashbacks. To the right is an integral stainless steel sink and drainer with chrome mixer tap beneath a rectangular window, with shelf above.

On the right is space under the stairs for a fridge-freezer, with a wall-mounted radiator behind and cute cabinet above. The room has a terracotta tiled floor, ceiling light fitting, beamed ceiling and two steps up to the utility area and stairs. On the left are two steps up to a compact - but also well designed - lobby area.

## Lobby Area

This useful area has three full-height cupboards and two higher level cabinets above, with an open storage space too. Above all of that is a Velux window in the high vaulted ceiling. There is a radiator on the left and double bevelled pine doors with an iron latch into the bathroom.

## Bathroom

7'8" x 5'10" (2.35 x 1.8)

The bathroom has a heritage-style chrome mixer tap and separate hand-held attachment, together with a Bristan electric shower and pivoting glass screen. To the right is a ceramic pedestal sink with chrome taps and a ceramic WC. The room has a tiled floor, floor-to-ceiling tiled walls, a frosted double glazed window, radiator, vertical heated towel rail and ceiling light fitting.

## Utility Area

3'9" x 3'1" (1.15 x 0.95)

A worktop has a cabinet above with sliding glass doors. Below is space and plumbing for a washing machine. There are windows on each side of this utility area and a ceiling light fitting.

## Stairs to first floor landing

Carpeted stairs with a handrail on the left have a beautiful exposed stone wall beside. There is an oak beam and ceiling light fitting overhead. Bevelled pine doors with iron latches open into the two bedrooms.



### Bedroom One

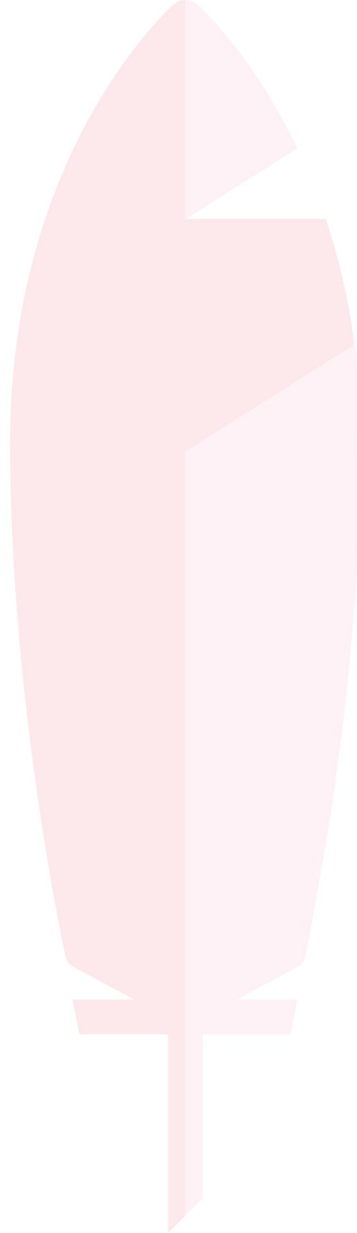
14'0" x 10'11" (4.27 x 3.33)

This spacious double bedroom has full-height fitted wardrobes and drawers on two sides of the room, providing lots of storage. The carpeted room has a radiator, ceiling light fitting and wood-panelled ceiling. The west-facing window has elevated views to the trees and rooftops opposite - it's a very pleasant outlook. The room has loft space above.

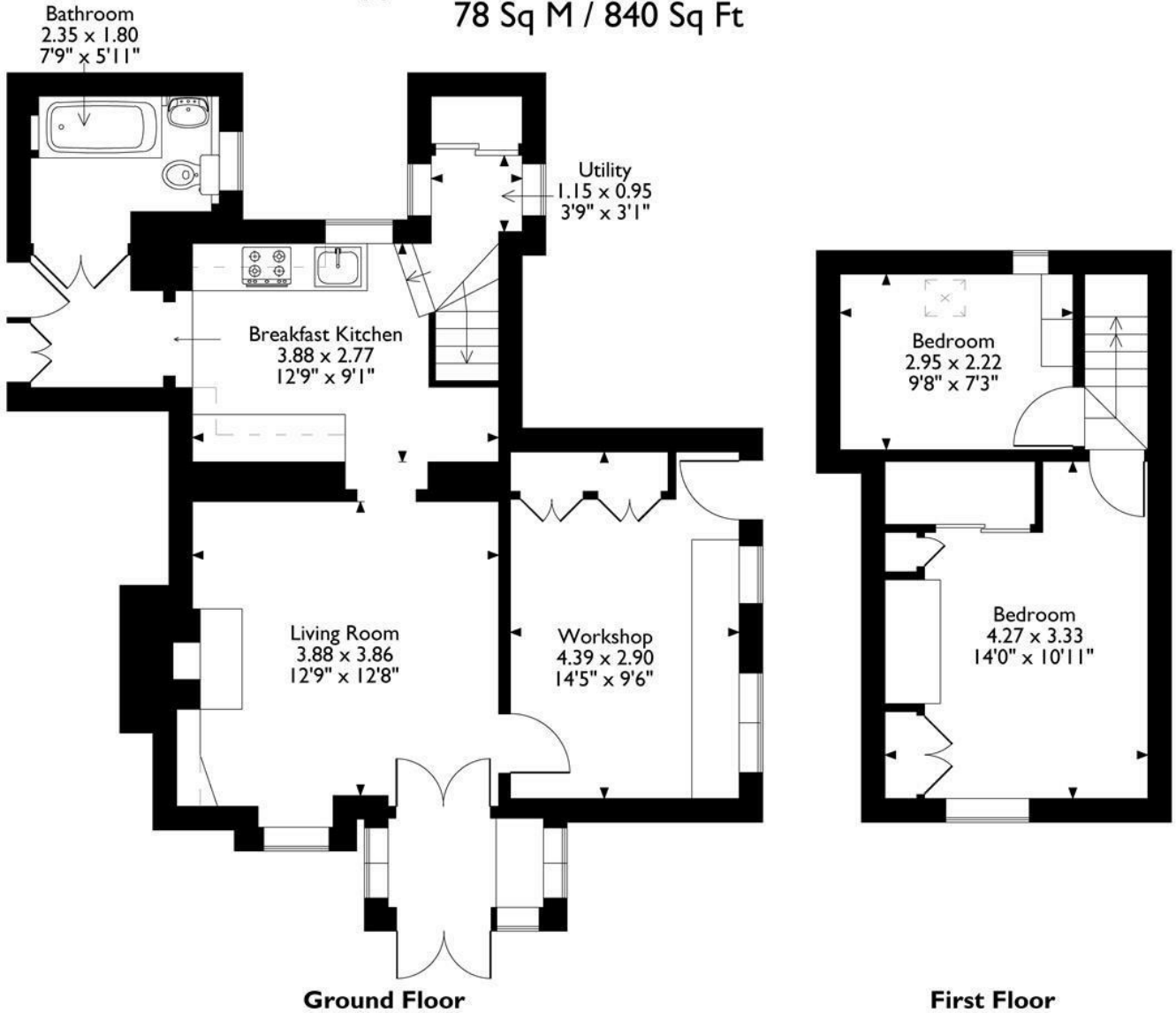
### Bedroom Two

9'8" x 7'3" (2.95 x 2.22)

This single bedroom has a beamed ceiling, Velux window and small low-level window. It could also be a nursery, home office or hobby room. The room is carpeted and has a radiator and ceiling light fitting.



8 Smedley Street East  
 Approximate Gross Internal Area  
 78 Sq M / 840 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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