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Rutland Avenue,
Matlock, DE4 3GQ

£370,000

This elegant and breathtaking home has been updated to a high standard, whilst retaining many original features. Located on a quiet cul-de-sac in the thriving Smedley Street neighbourhood, this is a wonderful family home which is within a short walk of several schools.

Enter the front of the home at ground level, where formal sitting and dining rooms convey the period splendour of this home, including an original fireplace. The stunning lower ground floor has a newly-fitted kitchen and a living room with log burner and bifold doors, which open out to the rear garden.

Up on the first floor are two roomy double bedrooms and the family bathroom, whilst on the top floor is a spacious double bedroom.

The trendy locale of Smedley Street nearby has a range of independent micropubs, eateries, hairdressers and delicatessen. Matlock town centre with it's parks and riverside walks is at the bottom of the hill. Head uphill and there are countryside walks in all directions beyond the extensive Cavendish Playing Fields, whilst we love the nearby Lumsdale Waterfall. The delights of the Peak District, Chatsworth House, Bakewell and Chesterfield are all within easy reach.

Front of the home
Located towards the end of a quiet cul-de-sac, this traditional stone-built semi-detached home has a tiled roof. A low dry-stone wall forms the front and right-hand boundary, with a low iron fence on the left. There is space at the front for seating and planters, whilst a path on the right gently slopes down to a timber gate, leading through to the rear garden. There is a wall-mounted light and you enter the home through the half-glazed timber door into the entrance hallway.

Entrance Hallway
A beautiful entrance to the home, this hallway has a high ceiling with light fitting, panelled walls and a light oak herringbone floor. A timber door with decorative glazed panels leads into the inner hallway, which has ceiling coving, a ceiling light fitting, stairs up to the first floor landing and wooden doors to the dining room and sitting room.

Dining Room
14'10" x 11'5" (4.54 x 3.49)
Natural light floods in through the bay window, which has fitted shutters, complemented by the light also coming through the sash windows at the far end of the adjoining sitting room.

The focal point is the huge original black marble fireplace, with ornate tiled hearth and surround. The light oak herringbone floor flows seamlessly through to the sitting room. This room has a ceiling rose light fitting, skirting boards, a picture rail and radiator.

Sitting Room
13'2" x 12'2" (4.02 x 3.71)
This wonderful, classically-styled room has a tall south-facing sash window, high ceiling and picture rail. There is a chandelier ceiling light fitting, light oak herringbone flooring and high skirting boards. This formal room could also be a home office, extended dining room and more besides. There is a radiator and a door leading to a staircase down to the lower ground floor.

Stairs to lower ground floor
A door from the sitting room leads to a landing where a built-in cupboard and deep shelf sit beneath a tall south-facing window. Painted wooden stairs with a handrail on the right lead down to the open-plan lower ground floor, comprising of a brand new kitchen, living room and WC.

Kitchen-Living Room
25'7" x 13'11" (7.8 x 4.25)
Kitchen

The elegant new kitchen has a very high quality feel. The large, deep quartz worktop includes an integral ceramic double Belfast sink with brass mixer tap. On the right are several full-height fitted cabinets with space for an American-style fridge-freezer. There are lots of low-level cabinets including some useful deep pan drawers and a wine cooler cabinet. A small window adds to the swathes of natural light pouring in from the bifold doors at the living room end.

The modern Logik stove has ovens, a five ring gas hob and sleek Cookology extractor fan above.

The kitchen includes recessed ceiling spotlights, a modern slate-grey vertical radiator, exposed stone pillar and a steel copper-coloured RSJ. There is light oak herringbone flooring with a step down to the living room.

Living Room

We love so much about this room, starting with the vertical wooden panelling beside the stairs and the slatted door to the under-stairs cupboard. But the real showpieces are the full-width bifold doors to the south-facing garden and the huge cylindrical log burner and flue, which sits upon a tiled hearth base. There is a small deep-set window, recessed ceiling spotlights and a door to the WC.

W C
4'11" x 3'11" (1.5 x 1.2)
With a contemporary tiled floor, this room has a heritage-style ceramic WC and cistern, which contrasts well with the uber-modern sink. There is a ceiling light fitting, frosted window and an Ideal boiler in the cupboard.

Stairs to first floor landing
From the entrance hallway, carpeted stairs with wood panelling on the right and a handrail on the left lead up to the first floor. At the galleried landing is a south-facing window. The landing is carpeted and has a radiator and ceiling light fitting. Matching white panelled doors with brass handles lead into bedrooms one and two and the bathroom. There is also a cupboard with shelving.

Bedroom One
13'1" x 9'2" (4 x 2.8)
This glorious double bedroom has a huge south-facing sash window looking out over the rear garden and rooftops from this elevated position. The room is carpeted and has a radiator and ceiling light fitting. There is plenty of room for a double bed, wardrobe and furniture.

Bedroom Two
12'3" x 8'11" (3.75 x 2.74)
Another large double, this room is situated at the front of the house and also has a wide sash window. The room is carpeted and has a radiator, ceiling light fitting and, again, lots of room for a double bed and furniture.

Bathroom
8'9" x 5'4" (2.69 x 1.65)
The spacious contemporary bathroom has a bath on the right with pivoting glass screen, chrome mixer tap and mains-fed shower above. There is a ceramic WC with integral flush and an angular pedestal ceramic sink with chrome mixer tap. The rectangular ceramic floor tiles match the floor-to-ceiling tiles on the wall. There is a wall-mounted cabinet, frosted sash windows, ceiling light fitting, extractor fan and chrome vertical heated towel rail.

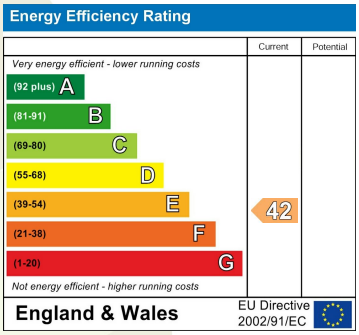
Bedroom Three
15'1" x 12'11" (4.6 x 3.96)
Carpeted stairs lead up to a roomy landing, with space for a tumble dryer and storage space, with a Velux window overhead.

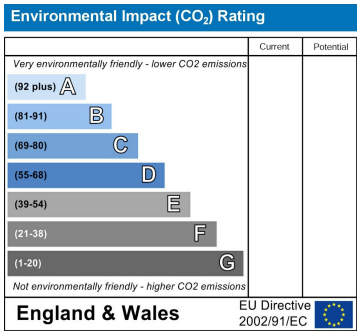
The splendid large double bedroom has a vaulted ceiling with south-facing Velux and a large west-facing window. The room is carpeted and has a radiator, ceiling light fitting, lots of eaves storage, a loft hatch and quirky wall-mounted open wardrobe. There is plenty of room for a king size bed and bedroom furniture.

Rear Garden
This wonderful peaceful sanctuary is secluded, verdant and was filled with birdsong on the day we listed this home. Accessed from the living room and the path on the side, you alight upon a large paved patio area which is perfect for outdoor dining and seating. There is an outside tap and outside light.

Three steps take you down to the easy-maintenance garden with well-maintained flower beds and slate-bed walkways in-between. There is space in the bottom corner for a shed.

A timber fence forms the left hand boundary, whilst a dry stone wall forms the right and bottom boundary.





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