BRICKS + MORTAR



Bakewell Road,
Matlock, DE4 3BA

NO UPWARD CHAIN Currently a successful holiday let, this home has been renovated to a very high standard. With new roof, flooring, radiators, bathroom and freshly redecorated, this stylish home also has a landscaped garden and is located a flat walk into the town centre. All furnishings and appliances are available by separate negotiation - making this a terrific purchase for a first time buyer or holiday let operator.

On the ground floor is a roomy sitting room and large kitchen-diner. To the first floor are two double bedrooms and the elegant bathroom. The front garden is well-stocked with mature plants and the rear garden has been landscaped to create a flat lawn and decked dining patio.

There is plenty of on-street parking nearby and bus stops outside and across the road. It's only a 10 minute flat walk to the town centre, where there are lovely riverside walks and lots to explore around Hall Leys Park. There are a number of popular primary and secondary schools within close proximity too.

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 High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by. Road and rail links make travel to Derby, Nottingham, Sheffield and even further afield on a direct train to Cleethorpes nice and easy.

- *NO UPWARD CHAIN*
- All furnishings and appliances available by separate negotiation
- Close to schools and countryside walks
- Panoramic views to hilly countryside
- Council Tax band A
- Refurbished to a very high standard
- Flat walk to Matlock town centre
- Successful holiday let/Airbnb
- Landscaped rear garden
- New roof, bathroom, flooring and radiators

£190,000

Bakewell Road, , Matlock, DE4 3BA

Front of the home
A neat privet hedge forms the front boundary. Enter the front garden through a decorative iron gate, where a path leads to the front door, with a brick archway through to an outside store (housing the boiler) and the rear garden.

On the left is a lawn and well-stocked flower bed, with a low dry stone wall. A rose bush is situated beside the steps to the front door, which has a canopy overhead. Enter through a part-glazed uPVC front door.

Entrance Lobby
A radiator is on the left, with stairs to the first floor immediately in front. Quality oak-effect laminate flooring flows seamlessly through to the sitting room.

Sitting Room
11'3" x 11'1" (3.45 x 3.4)
Enter through a white Mexicana door with chrome handle.

A large west-facing window looks out to the tree-filled vista and hills beyond. The room has a radiator, ceiling light fitting, decorative ceiling rose and a brick fireplace with a pretty pink surround - the fireplace is used for display only. There is a cute arched alcove to the left. A modern Mexicana door leads to the kitchen-diner.

Kitchen-Diner
14'5" x 10'11" (4.4 x 3.35)
This splendid room has a newly fitted kitchen and porcelain-tiled floor. There is space on the left for a four-seater dining table, with an open entrance to a useful understairs cupboard on the left.

The kitchen includes a quartz worktop incorporating a stainless-steel sink and drainer, together with a range of high- and low-level fitted cupboards and drawers. There is space and plumbing for a washing machine, and space for an oven with an extractor above. The worktop has subway brick-style tiled splashbacks and the room includes a radiator, ceiling light fitting and a deep recess for a fridge freezer.

A half-glazed uPVC door leads to the rear garden. Fire safety equipment includes a hard-wired smoke alarm.

Stairs to first floor landing
Wooden stairs with a distinctive runner carpet and a handrail on the left lead to the first-floor landing. At the landing is a ceiling light fitting and loft hatch overhead, with doors to two double bedrooms and the bathroom.

Bedroom One
15'3" x 11'1" (4.65 x 3.4)
Traversing the alleyway beneath, this very spacious double bedroom at the front of the house has wonderful views across to the hills to the south and west, with lots of natural light flooding in. The room has a carpet, radiator, ceiling light fitting and a large cupboard with shelving. There is also an ornate original fireplace, with plenty of space for a bed, furniture and storage.

Bathroom
8'0" x 4'11" (2.45 x 1.5)
With eye-catching vinyl flooring and wall tiles, the room has a bath with chrome taps, a Triton electric shower over and a shower curtain rail. The room also includes a ceramic pedestal sink with chrome taps and a wall-mounted cupboard above. There is a ceramic WC, frosted double-glazed window, ceiling light fitting, radiator and extractor fan.

Bedroom Two
11'3" x 9'2" (3.45 x 2.8)
A double bedroom currently arranged as a twin, the room has views over the rear garden and uphill towards trees on the crest of the hill in the distance. The room is carpeted and has a radiator and ceiling light fitting.

Rear Garden
Accessed from the kitchen-diner and a side timber gate, the garden has a paved lower patio with space for outdoor storage. A recessed store on the right houses a wall-mounted tap.





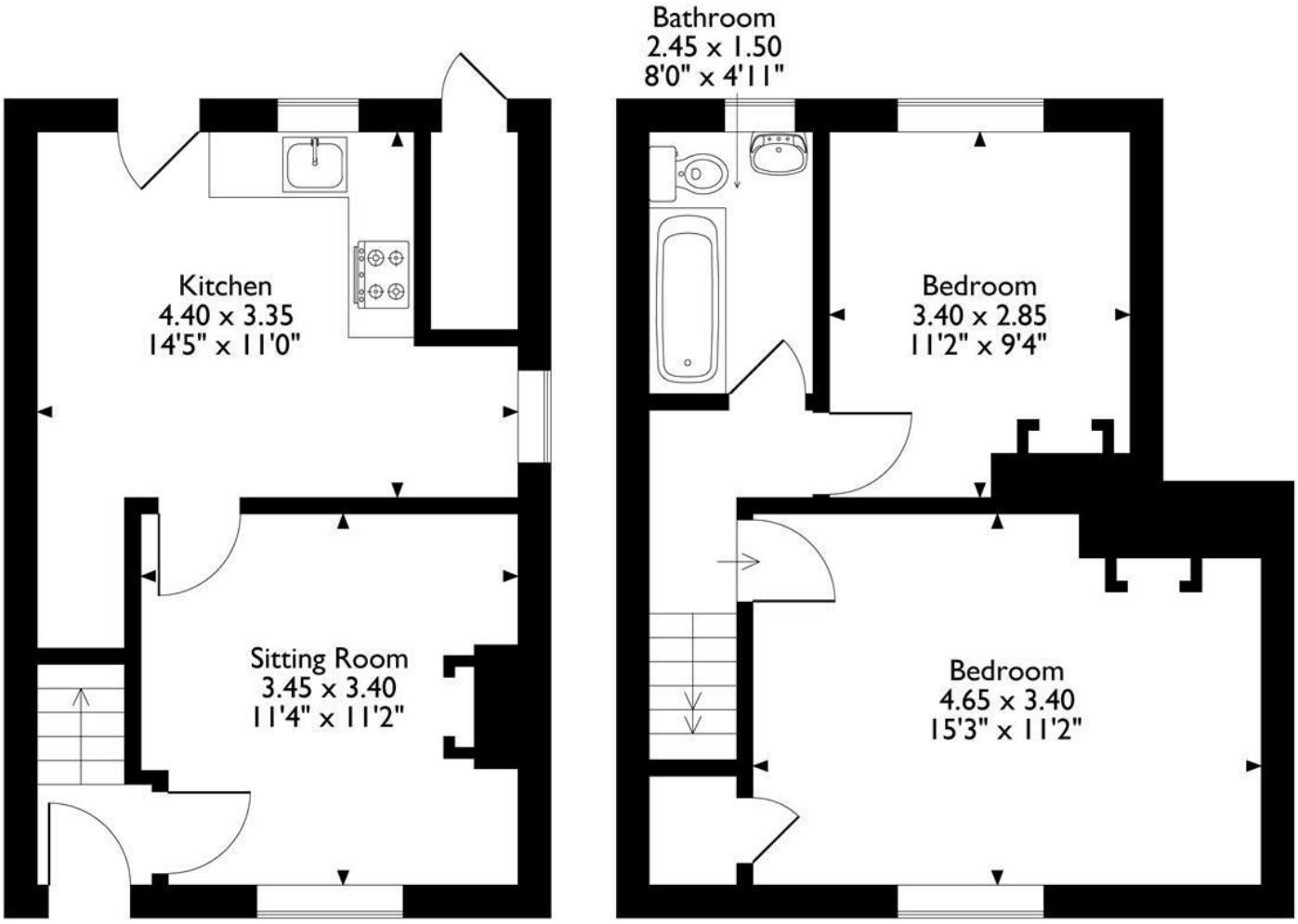
Three stone steps lead up to a neat rectangular lawn with planted borders on the right. In the top right-hand corner is an area of decking with space for outdoor dining, with a new gabion wall beyond. Timber fences form the boundary on three sides, and there is a wall-mounted light on the rear wall of the house. It's a lovely, peaceful and secure space in which to dine and relax with friends and family.







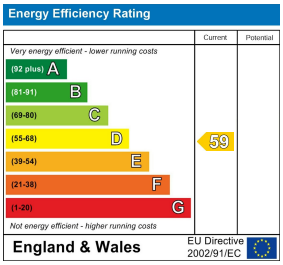
244 Bakewell Road
Approximate Gross Internal Area
65 Sq M / 700 Sq Ft

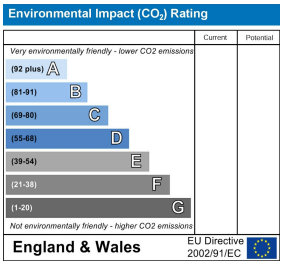


Ground Floor **First Floor**

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.







10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315