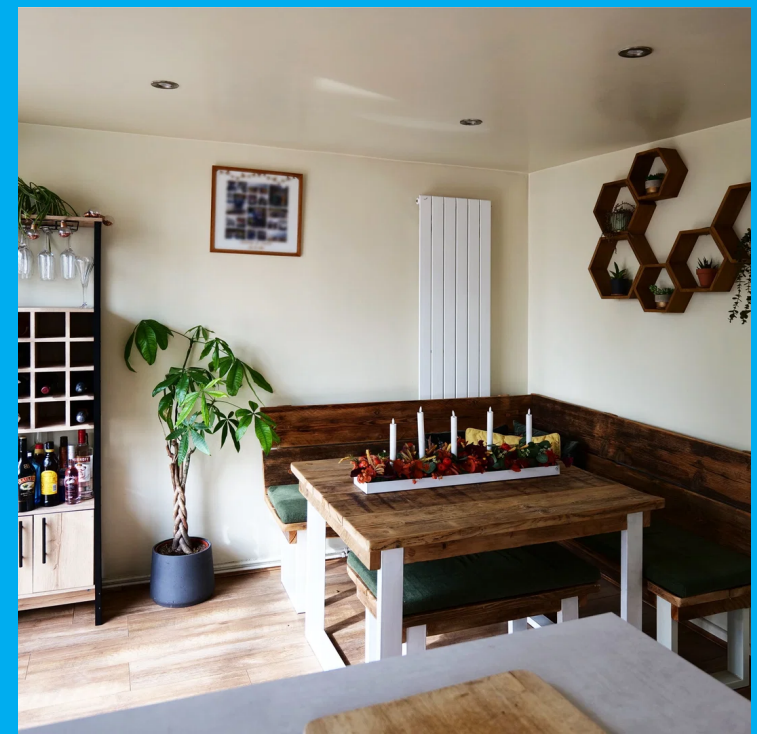


**Sally Botham**  
ESTATES

Wolds Rise, Matlock, DE4 3HJ

£299,950



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

A well presented family home within easy reach of town amenities. Situated in a popular residential area, 3 bedrooms, family shower room, sitting room, dining kitchen with conservatory off. Low maintenance enclosed south facing garden. Driveway parking for 4 cars.

### **WOLDS RISE, Matlock**

Situated on the outskirts of the town, this well presented semi-detached family home is located in a popular residential area with accommodation offering: three bedrooms, family bathroom, sitting room, dining kitchen, and conservatory with log-burning stove. There is an enclosed low-maintenance rear garden, and driveway parking for four vehicles.

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

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

**ENTRANCE VESTIBULE** Having side-aspect UPVC double-glazed windows, wood-effect laminate flooring, coat hanging space, and central heating radiator with thermostatic valve. A panelled door opens to:

**RECEPTION HALLWAY** With a side-aspect UPVC double-glazed window with obscured glass. A staircase rises to the upper-floor, having a useful deep understairs storage cupboard. The hallway has light wood-effect laminate flooring, and central heating radiator. Panelled doors open to:

**SITTING ROOM** Having a front-aspect UPVC picture window, flooding the room with natural light. The room has laminate flooring, following through from the hallway. There is a cast iron column central heating radiator with thermostatic valve, a point for a wall-mounted TV, and fibre broadband point. The room is illuminated by low-energy downlight spotlights.

**DINING KITCHEN** A spacious room with a rear-aspect double-glazed window overlooking the enclosed rear garden. The kitchen area of the room is fitted with a good range of contemporary units in a high-gloss grey finish, with cupboards and drawers beneath a worksurface with a contemporary splashback. There are wall-mounted locker-style cupboards and a larder unit. Set within the worksurface is a stainless sink with mixer tap, and a four-ring induction hob, over which is an extractor canopy. Sited within the kitchen is a Neff fan-assisted electric oven, and a built-in microwave. Integral appliances include a 12-place-setting dishwasher, a fridge-freezer, and a Neff washer-dryer. The worksurface returns to form a peninsular room divide. The dining area of the room has space for a table, downlight spotlights and a vertical column central heating radiator. A broad opening leads to:





**CONSERVATORY** Being constructed in UPVC and having double-glazed panels set upon a dwarf wall, with a pair of patio doors opening onto the gardens. The room has light wood flooring, following through from the kitchen, and a granite hearth, with a contemporary log-burning stove.

From the hallway, a staircase with contemporary stainless spindles rises to:

**FIRST FLOOR LANDING** Having a side-aspect UPVC double-glazed window with obscured glass; access hatch into the roof space of the fully boarded loft with electrics and radiator, which houses the gas-fired boiler, that provides central heating and hot water to the property; a louvered door to an airing cupboard, having slatted linen storage shelving; and panelled doors open to:

**BEDROOM ONE** Having a front-aspect UPVC double-glazed window with views over the surrounding properties to the wooded hills that surround the area. The room is fitted with a good range of built-in wardrobes, providing hanging space and storage shelving. There are matching bedside drawers, over-bed storage lockers, and a dressing unit with knee-hole space. The room has a central heating radiator with thermostatic valve.

**BEDROOM TWO** Having a rear-aspect UPVC double-glazed window with views over the gardens and surrounding properties towards Riber Castle in the distance. The room has a central heating radiator with thermostatic valve, and downlight spotlights.

**FAMILY BATHROOM** A partially-tiled room with dual-aspect windows with obscured glass. Suite with: level-entry double-width shower cubicle with mixer shower and monsoon-style rain head; wash hand basin with mirror-fronted cabinet over; and dual-flush close-coupled WC. There is chrome-finished ladder-style towel radiator and an extractor fan.

**BEDROOM THREE** Having a front-aspect double-glazed window, central heating radiator with thermostatic valve, and a built-in captain's bed with storage cupboards beneath. This room would make an ideal study/work-from-home space, if not required as a bedroom.

**OUTSIDE** To the front of the property a driveway provides off-road parking for four vehicles. To the rear of the property is an enclosed garden with raised decked seating areas, taking advantage of the southerly aspect. There is an area of artificial lawn. Within the garden is a hot tub, which is available by separate negotiation.

The property has outside lighting on PIR sensors, electric sockets and an outside water supply. There is also a large shed with electrics.

#### **SERVICES AND GENERAL INFORMATION**

All mains services are connected to the property.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)



**TENURE** Freehold

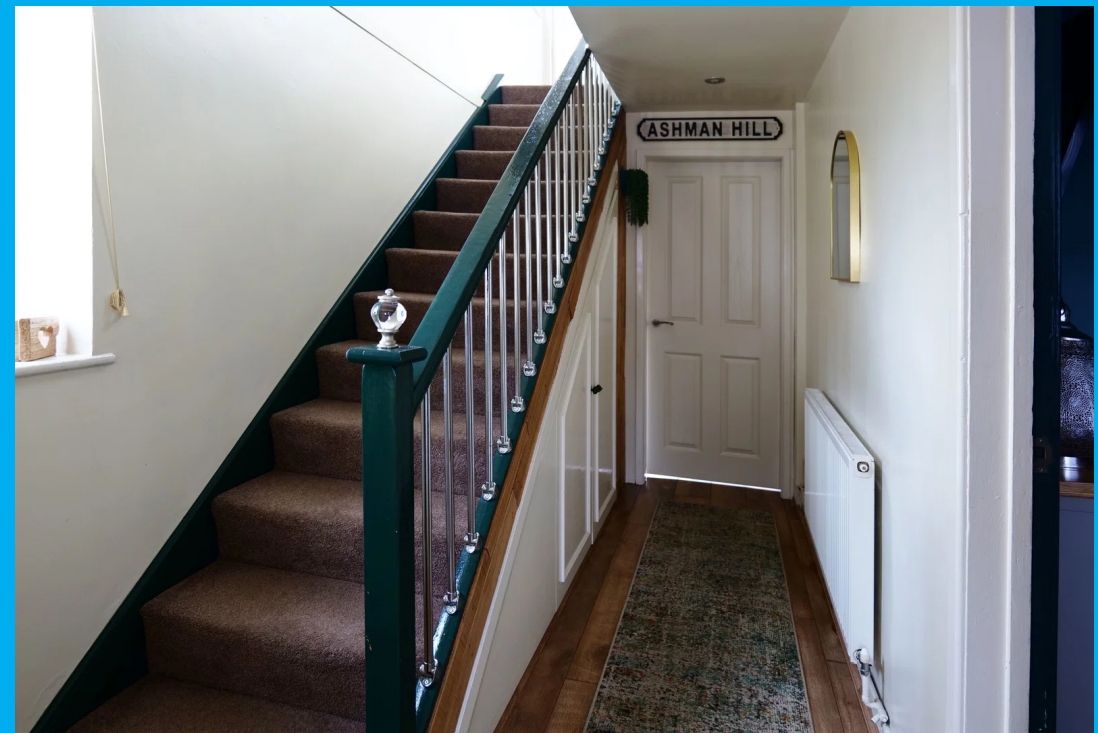
**COUNCIL TAX BAND** (Correct at time of publication) 'C'

### **DIRECTIONS**

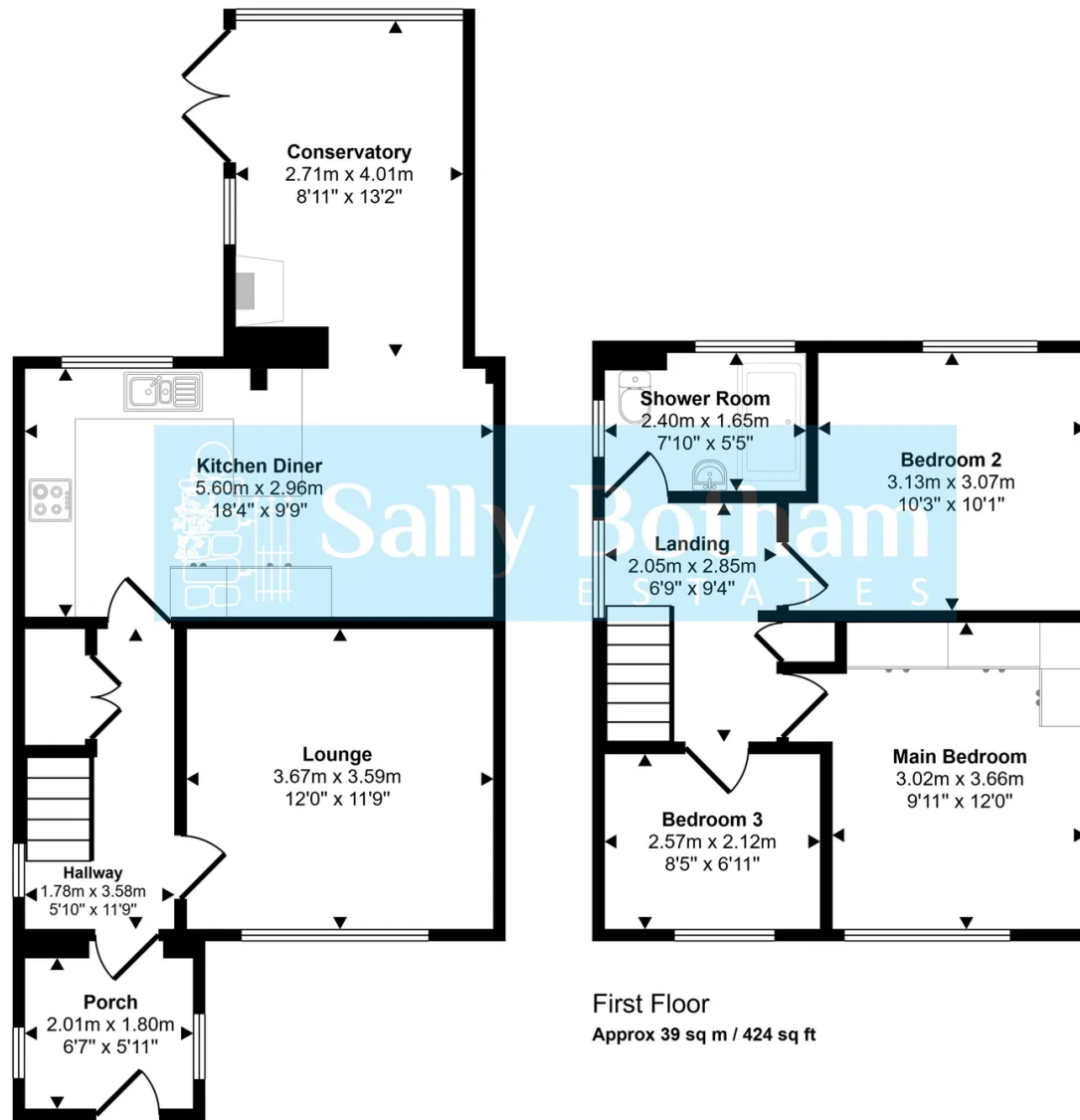
Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right hand bend. Take the left turn into Cavendish Road. Take the second right turn into Wolds Rise where the property can be found on the left hand side after the sharp left turn.

### **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.



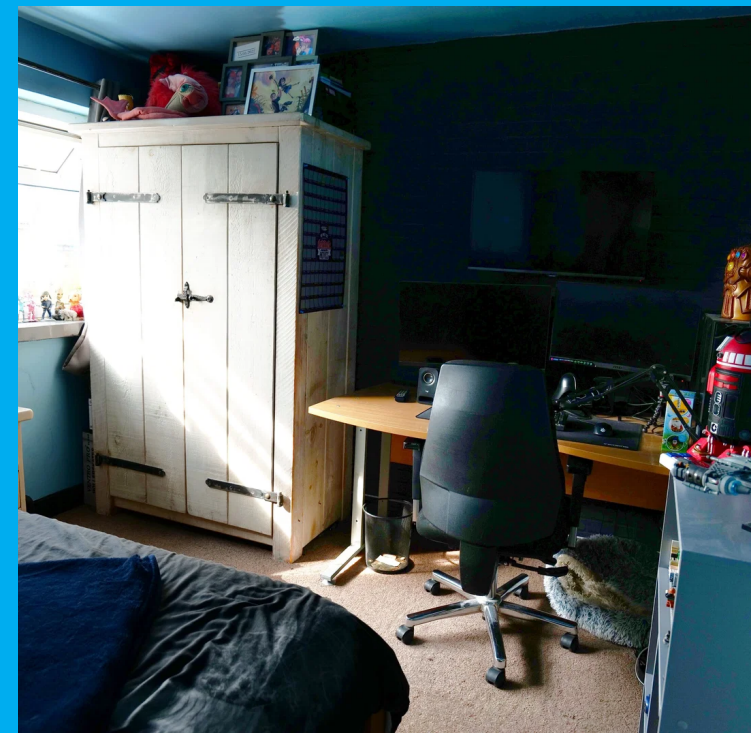
Approx Gross Internal Area  
92 sq m / 995 sq ft



Ground Floor  
Approx 53 sq m / 571 sq ft

First Floor  
Approx 39 sq m / 424 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC





**Sally Botham Estates**  
27 Bank Road Matlock DE4 3NF

**01629 760899**  
[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)  
<https://sallybotham.co.uk/>