



Sally Botham
ESTATES

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54 Greenaway Lane, Hackney, Matlock, Derbyshire , DE4 2QA
£750 pcm



- One Double Bedroom
- Family Bathroom
- Large Garden
- Stunning Views
- Quiet Location
- New Carpets throughout
- Large Timber Garden Shed
- EPC=D

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54 Greenaway Lane, Hackney, Matlock, Derbyshire , DE4 2QA

A well presented stone built cottage ideally located in a popular residential area on the outskirts of the town enjoying an elevated position with superb far reach views over the Derwent Valley. The accommodation offers one double bedroom, bathroom, sitting room, kitchen and a useful lower ground floor room access from outside. There is a good-sized garden enjoying the southerly aspect with a large timber garden shed.

Entering the property via a pair of half glazed entrance doors which open to:

PORCH 3'2 x 3' (0.96m x 0.91m) Having side aspect windows, matwell and a half-glazed door with a decorative leaded panel opening to:

KITCHEN 12'8 x 5'10 (3.86m x 1.78m) Having a side aspect double glazed window and range of kitchen units with cupboards and drawers beneath a timber effect worksurface with tiled splashback. There are open display shelves and a useful storage space beneath the staircase. Set within the worksurface is a stainless sink with mixer tap and a four-burner gas hob beneath which is a gas oven and grill. There is space for an under worksurface fridge. The kitchen is illuminated by downlights and there is a central heating radiator. A batten door with fitted coat hooks opens to:

LIVING ROOM 12'10 x 11'5 (3.91m x 3.48m) Having a rear aspect upvc double glazed window with superb far reaching views over the open countryside of the Derwent Valley. The room has a feature fireplace with a Derbyshire fossil surround and hearth, housing an open grate. To either side of the chimneybreast are built in cupboards with marble tops. The room has a central heating radiator with thermostatic valve, wall and centre light points and an alcove with display shelving.

From the kitchen a quarter turn staircase rises to:

FIRST FLOOR LANDING When an original batten door with thumb latch opens to:

BEDROOM 12'11 x 11'6 (3.94m x 3.5m) Having a rear aspect window with fine far reaching views. The room has an original bedroom fireplace with a stone surround creating a display feature. There is a central heating radiator with thermostatic valve.

FAMILY BATHROOM Having a panelled bath with mixer taps and shower over, pedestal wash hand basin and close couple WC. An airing cupboard houses the ideal gas fired boiler which provides hot water and central heating to the property

OUTSIDE To the side of the property is an area of garden with a gravelled bed, ideal for displaying pot plants, and borders with ornamental shrubs. To the rear of the property is a raised terrace taking advantage of the southerly aspect from where a door opens to the lower ground floor room 12'8 x 6'4 (3.86m x 1.93m) having power, lighting, central heating radiator with thermostatic valve and space and connection for an automatic washing machine. From the terrace steps descend to an area of garden with a lawn, gravelled seating area and borders ideal for flowering plants. Within the garden there is a timber garden shed 10' x 8' (3.05m x 2.44m) having power and lighting.

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

COUNCIL TAX BAND (Correct at time of publication) 'B'

DIRECTIONS Leaving Matlock Crown Square along the A615 towards Bakewell, take the first right turn into Dimple road (which becomes Hurds Hollow) follow the road to the top of the hill turning right at the T junction then immediately left into Farley hill, take the first left into Hackney Road which becomes Greenaway Lane. The property can be found on the left hand side shortly after the junction with Amecroft Lane.

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.

