



## High Tor Road, Matlock, DE4 3DG

Substantially extended by the current owners, this beautifully-presented home also has driveway parking for three vehicles, a great garden with lawn, elevated decking and farm views and stylish new kitchen and bathrooms. Freshly decorated and on a quiet cul-de-sac, the home also benefits from panoramic views of the dramatic, verdant hilly countryside all around.

On the ground floor, the entrance lobby leads through to the sitting room and on through to the modern kitchen-diner, utility room and WC. To the first floor are four bedrooms (one en-suite) and a stunning family bathroom. There is a tarmac driveway with space for three vehicles to park at the front. To the rear, the family-friendly garden includes a lawn, elevated decking area, hard-standing for a shed and views through to open farmland beyond.

Immediately to the front and side of the home are public footpaths leading down towards historic Matlock Bath, whilst there are walks in other directions to Matlock, Ribber and Cromford. The home is located in the popular Starkholmes area of Matlock. 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.

- Substantially-extended 4 bedroom, 2 bathroom home
- Driveway parking for 3+ vehicles
- Freshly decorated throughout
- New, contemporary kitchen and bathrooms
- Modernised to a very high standard home
- Panoramic views to beautiful hilly countryside
- Garden with decking, lawn and views to adjacent farm
- Double-height extension added bedroom, bathroom, dining room and utility
- Walking distance to Matlock Bath and country walks
- Walking distance to schools

**£415,000**

# High Tor Road, , Matlock, DE4 3DG

## Front of the home

This very attractive semi-detached home has a neat rendered facade and contemporary olive-coloured uPVC double-glazing, with a bay window on the ground floor. The wide tarmac driveway has space for three vehicles with well-tended hedges each side. There is space to the side of the home so discreetly store bins beside the gate to the rear garden. Two steps lead up to the contemporary part-glazed front door, with chrome handle and letterbox.

## Entrance Lobby

With a radiator and wood veneer flooring, stairs lead up to the first floor. A Mexicana door with chrome handle opens into the sitting room.

## Sitting Room

14'9" x 14'5" (4.5 x 4.4)

This lovely bright south-facing room with wide bay window brings lots of natural light flooding in - and has views up to the wooded hillside. The focal point is the cast iron multifuel burner set upon a brick hearth and surround, with oak mantelpiece. There are alcoves each side - the one to the left has fitted shelving. The room also has two wall lights, a ceiling light fitting, radiator, skirting boards and ceiling coving. A glazed light oak door leads through to the kitchen-diner.

## Kitchen-Diner

17'6" x 9'10" (5.35 x 3)

Benefitting from the substantial double-height extension, this room is now a spacious modern kitchen and large dining area.

On the right, the sleek contemporary kitchen has a large solid oak worktop with breakfast bar. The Franke slate-grey sink and drainer with black mixer tap sits beneath a window to the rear garden. The integrated induction hob has a distinctive splashback and extractor fan above. The range of low cabinets include an integral dishwasher and several pan drawers and a corner cabinet above. At the right-hand end is a set of full-height cabinets including a double chest-height oven and two full-height cupboards. Opposite is a wall-mounted radiator and space for an American-style fridge freezer. In the corner, the space-optimising pantry cupboard houses the modern Worcester boiler. The kitchen also has recessed ceiling spotlights and a porcelain tiled floor which flows seamlessly to the dining area.

The dining area has wood-panelled walls, a high window, recessed ceiling spotlights and double sliding doors out to the rear garden. A Mexicana door opens through to the utility room and WC.

## Utility/Boot Room

20'11" x 6'0" (6.4 x 1.85)

With a half-glazed uPVC door out to the side of the house, the utility room has a vinyl floor, bespoke hand-crafted wooden bench with storage and coat hooks and a wide window to the rear garden. The worktop has an integral modern sink and drainer with chrome mixer tap, cabinets below and space and plumbing for a washing machine/tumble dryer.

## Ground Floor WC

7'0" x 2'11" (2.15 x 0.9)

With a ceramic WC, the room also has a slimline vanity unit with ceramic sink and chrome mixer tap, recessed ceiling spotlights, patterned double-glazed window and vinyl floor.

## Stairs to first floor landing

Carpeted stairs with a polished mahogany handrail on the right lead up to the landing, which has a window, radiator, ceiling light fitting and loft hatch. Matching Mexicana doors with chrome handles lead into the four bedrooms (one en-suite) and family bathroom.

## Bedroom One

13'3" x 11'11" (4.05 x 3.65)

This large double bedroom has a wide south-facing window with views to the hilly countryside to the south east and south west. It's a lovely aspect to wake up to. The room is carpeted and has a radiator and ceiling light fitting. The current owner is a skilled joiner and has fitted the full-height wardrobes along the far wall. A door leads into the en-suite.



### En-Suite Shower Room

5'6" x 4'9" (1.7 x 1.45)

The eye-catching modern shower room has easy-clean panelled walls, laminate flooring, recessed ceiling spotlights, an extractor fan and heated towel rail. The large cubicle has curved sliding glass doors and houses a mains-fed shower with monsoon shower head and separate hand-held attachment. The ceramic WC has an integral flush and a contemporary ceramic rectangular sink with black mixer tap sits atop the glossy white vanity unit.

### Bedroom Two

10'0" x 10'0" (3.05 x 3.05)

With a tall window looking over the rear garden to the charming smallholding farm beyond, this double bedroom is carpeted and has a radiator and ceiling light fitting.

### Bathroom

8'2" x 7'8" (2.5 x 2.35)

We adore this room and the view through the large Velux to the farmland and dry stone walls. The oversized bath has a centrally-positioned gold mixer tap, meaning you can truly stretch out and relax. The wide fitted vanity unit has lots of storage and a marble shelf, with large oval ceramic sink with gold mixer tap. The ceramic WC has an integral flush and the room includes vinyl flooring, a heated towel rail, ceiling light fitting and extractor fan.

### Bedroom Three

10'5" x 9'4" (3.2 x 2.85)

A double bedroom at the rear, this also has great views over the rear garden and adjacent farmland. The carpeted room has a ceiling light fitting and radiator.

### Bedroom Four

10'5" x 6'9" (3.2 x 2.07)

Currently used as a nursery, this would also make a great home office. There are yet more wonderful rear-facing views from this carpeted bedroom, which has a radiator and ceiling light fitting.

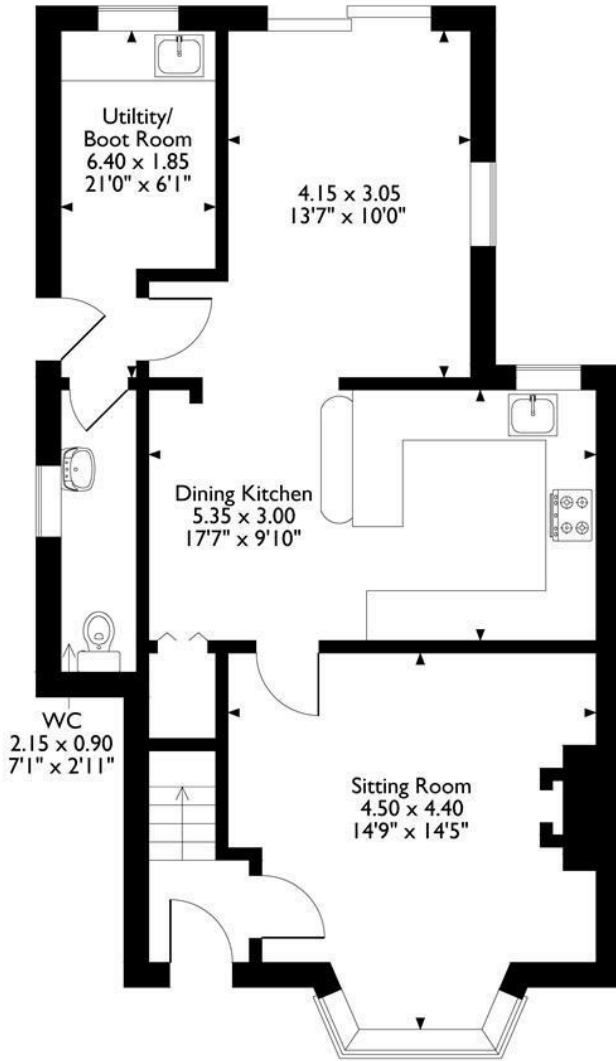
### Rear Garden

Accessed from the kitchen-diner and via the side of the home, there are paths down each side with a wall-mounted tap, space for a log store and additional outdoor storage. The external wall of the kitchen diner has several wall-mounted lights. Four steps lead up to the lawn with neat raised flower bed borders on each side. The modern elevated decking area is substantial, with plenty of space for seating and outdoor dining. There is a hard-standing for a shed in the top-right corner.

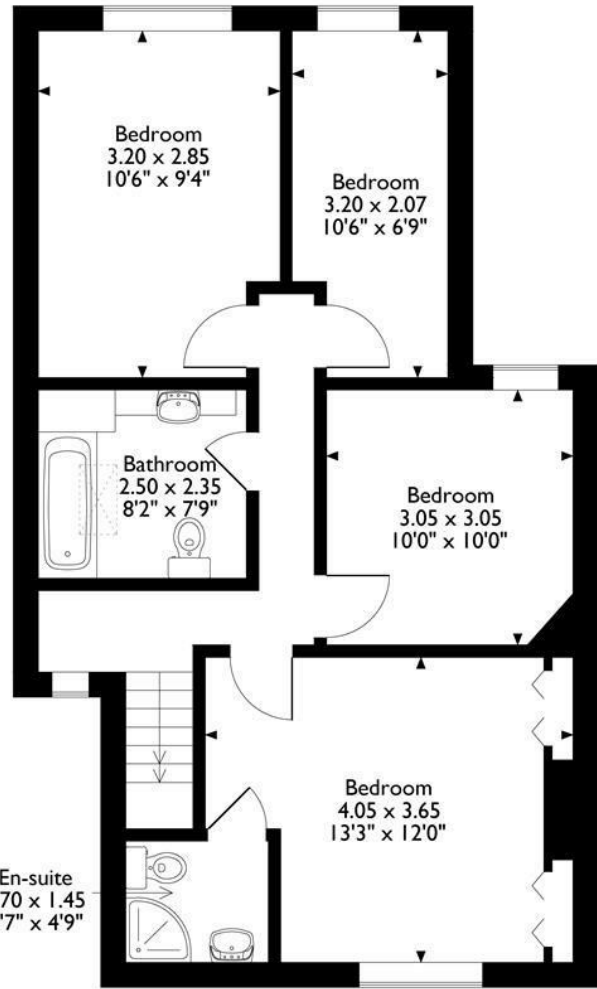
The garden has modern timber fences on each side and a box hedge at the end. We love that there is a strategic gap to allow views of the open fields with sheep and poultry just over the fence. This is a well-designed, safe and peaceful family garden suitable for play and relaxation.



14 High Tor Road  
 Approximate Gross Internal Area  
 124 Sq M / 1335 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.



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		

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