



## Stanton Moor View, Matlock, DE4 3NE

Located in a quiet neighbourhood close to countryside walks, Matlock town centre, the leisure centre and schools, this immaculate family home has a driveway for 2 vehicles, garage, south-facing garden and panoramic views to the surrounding countryside. With solid oak flooring on the ground floor and plenty of large windows letting light flood in, it's a pleasant and uplifting home. The home also has a very good C rating for energy-efficiency.

On the ground floor, the entrance hallway leads through to the large L-shaped open plan sitting room, dining area and kitchen. To the first floor are three double bedrooms, a single bedroom and the family bathroom. The neat front garden is complemented by the larger rear garden, which has a dining patio, lawn, large shed and - to the side - a long driveway with space for two vehicles to park in front of the garage/workshop.

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) with parks, river walks 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.

- Attractively-priced for a quick sale
- EPC Rating C
- Solid oak flooring on the ground floor
- Open plan sitting room-kitchen-diner
- Immaculate four bedroom family home
- South facing garden with dining patio and large shed
- Close to town centre and countryside walks
- Driveway parking for 2 vehicles and a Garage-Workshop
- Far-reaching panoramic views to hillsides
- Walking distance to schools and leisure centre

**£315,000**

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## Front of the home

A privet hedge forms the front boundary and a path leads to the front door, with a lawn on the right and flower bed on the left. A door provides a rear entrance into the garage. There are wall-mounted lights to the right and above the uPVC front door, which has a brass handle and letterbox and a Ring doorbell.

## Entrance Hallway

The wide and welcoming hallway has a staircase on the left. Solid oak flooring flows seamlessly through to the rest of the ground floor. There is space here for seating and a sideboard, as well as a radiator, ceiling light fitting and under-stairs cupboard. A white panelled door leads through to the sitting room.

## Sitting Room

12'3" x 11'11" (3.75 x 3.65)

Forming part of the large L-shaped living area which also comprises a dining area and kitchen, the sitting room is a bright and airy space. Light floods in through the wide south facing window on the left and through the double patio doors on the right, which lead out to the front garden. The room has solid oak flooring, a radiator, ceiling light fitting and - like all rooms in the house - skirting boards and ceiling coving. A modern 'false' chimney breast has been created and the fireplace has space for an electric fire.

## Kitchen/Dining Area

19'6" x 9'0" (5.95 x 2.75)

The dining area has space for a 4-6 seater dining table and there are two radiators, a ceiling light fitting and the aforementioned south facing window looking out to the rear garden.

The modern fitted kitchen has granite worktops and a range of high and low level fitted cabinets. On the left is an L-shaped worktop with integrated Hotpoint five-ring gas hob, with brushed chrome extractor fan above. Further around is a chest-height Hotpoint double oven and grill. To the right is space for a fridge-freezer and a fitted wine rack. A half glazed uPVC door leads out to the rear garden with another granite worktop to the right. Beneath the south facing window is a stainless steel sink with chrome mixer tap and, below, an integral Indesit dishwasher. The room has recessed ceiling spotlights.

## Stairs to first floor landing

Carpeted stairs with a banister on the right lead up to the galleried landing. The landing is also carpeted and has a ceiling light fitting, tall storage cupboard with shelving and a loft hatch overhead. The loft is boarded and has lighting. Matching white panelled doors with chrome handles lead into the four bedrooms and bathroom.

## Bedroom One

15'5" x 8'10" (4.7 x 2.7)

This large dual aspect room has tremendous elevated views south west over rooftops to the hillsides surrounding Matlock. The carpeted bedroom has two radiators, two ceiling light fittings and plenty of space for a bed and furniture.

## Bedroom Two

8'5" x 6'6" (2.58 x 2)

This single bedroom also has space for a desk and furniture, as shown in the photograph. All bedrooms have great far-reaching views and this window looks out over the rear garden and rooftops to the countryside beyond. This bedroom is carpeted and has a radiator and ceiling light fitting.

## Bedroom Three

12'5" x 10'9" (3.8 x 3.3)

Also located at the rear, this large double bedroom has several fitted wardrobes, leaving plenty of space for a bed and furniture. This carpeted room has a radiator and ceiling light fitting.

## Bedroom Four

9'4" x 8'10" (2.85 x 2.7)

Another double, this time at the front of the house, this bedroom is carpeted and has a radiator and ceiling light fitting.



## Bathroom

9'10" x 5'6" (3 x 1.7)

This gorgeous bathroom has classic Oxford Blue painted walls and we always love a bathroom with a separate bath and shower cubicle. On the right, the large contemporary bath has a floor-mounted chrome mixer tap. To the left, the vanity unit includes a capsule WC and ceramic sink with chrome mixer tap. The shower cubicle houses a mains-fed shower with monsoon shower head and separate hand-held attachment, a quality quartz surround and curved sliding doors. The room includes a chrome heated towel rail, two frosted double glazed windows, quality laminate flooring, a ceiling light fitting and shaver point.

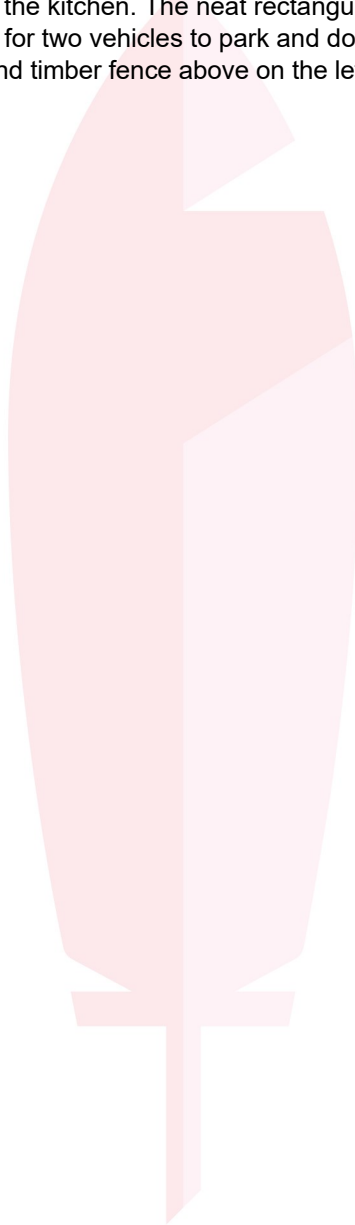
## Garage-Workshop-Utility

16'2" x 9'0" (4.95 x 2.75)

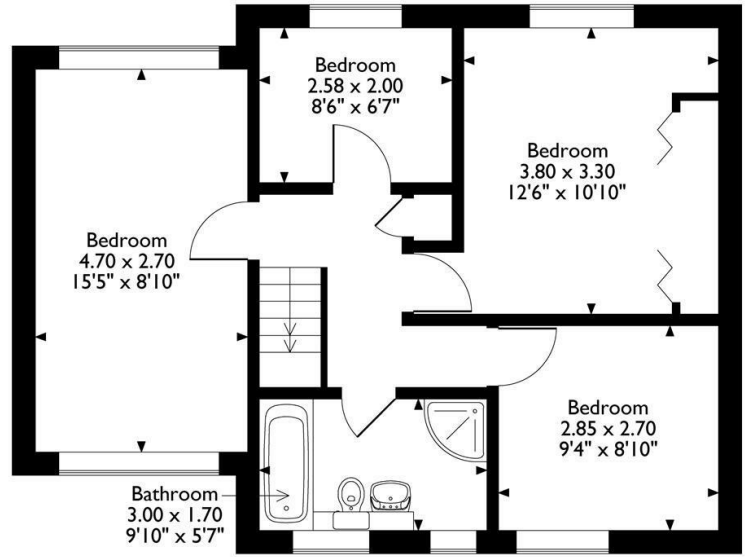
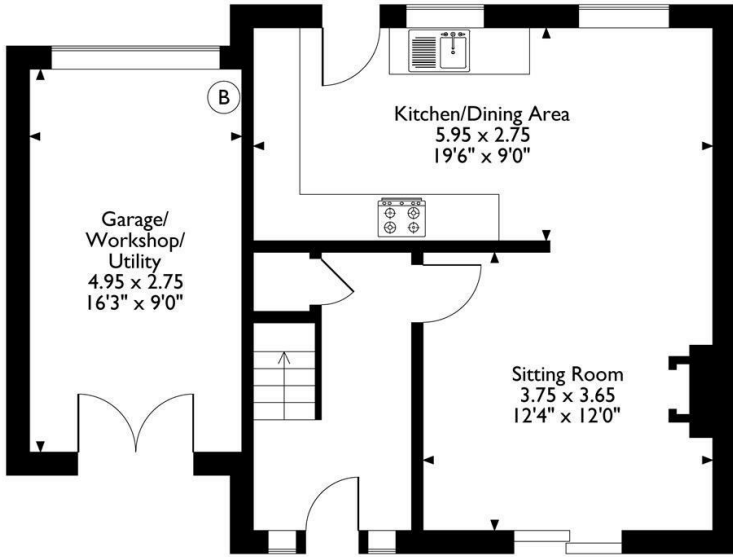
With an insulated up-and-over door and concrete floor, the garage includes fitted workshop shelving, power points and plumbing and space for a washing machine and appliances. There is also a modern Baxi boiler and ceiling light fitting.

## Rear Garden

With wonderful views south and west to hilly countryside surrounding Matlock, this garden has a brand new large dining patio, with plenty of space for seating and dining beside the kitchen. The neat rectangular lawn has a flower bed on the right and large shed beyond. On the left, the driveway has space for two vehicles to park and double decorative iron gates. A timber fence and hedge form the right-hand boundary, with a wall and timber fence above on the left.



## 6 Stanton Moor View Approximate Gross Internal Area 106 Sq M / 1141 Sq Ft



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		

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