



Sally Botham
ESTATES

24 LUMS HILL RISE
Matlock, DE4 3FX
£360,000







An exceptionally well-presented detached bungalow located at the head of a quiet cul-de-sac on the outskirts of the town. Standing in good-sized gardens with a driveway providing parking, and a garage. The accommodation offers three double bedrooms, family bathroom, fitted kitchen, and spacious dining sitting room with conservatory off.

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 UPVC half-glazed entrance door which opens to:

ENTRANCE PORCH

Having ceramic tiles to the floor and a half-glazed UPVC entrance door opening to:

RECEPTION HALLWAY

A spacious hallway having ceramic tiles to floor, central heating radiator with thermostatic valve, and telephone point. A panelled door opens to a walk-in cloak cupboard with fitted shelving and hanging space, and an airing cupboard with slatted linen storage shelving.

From the hallway, panelled doors open to:

SITTING DINING ROOM

A spacious L-shaped room with a front-aspect UPVC double-glazed picture window to the dining area with views towards Riber Castle. There is a central heating radiator with thermostatic valve and a servery hatch to the kitchen. The sitting area of the room has rear-aspect windows and sliding patio doors opening to the conservatory. There are central heating radiators, wall and centre light points, and a feature fireplace with a polished timber surround and marble insert and hearth housing a flame-effect electric fire. The room has a television aerial point with satellite facility.

CONSERVATORY

Being constructed in UPVC with double-glazed panels set upon a dwarf wall, and having ceramic tiles to the floor. Double doors open onto the private enclosed gardens

to the rear of the property.

KITCHEN

With a front-aspect picture window, ceramic tiles to the floor, and a good range of kitchen units with cupboards and drawers set beneath a worksurface with a matching upstand and tiled splashback. Set within the worksurface is a stainless steel sink with mixer tap. There are wall-mounted storage cupboards and open-display shelves. Fitted within the kitchen is a Bosch four-burner gas hob, beneath which is a fan-assisted electric oven. Over the cooker is a cooker hood. Beneath the worksurface, there is space and connection for an automatic washing machine, tumble dryer, and under-worksurface fridge and freezer. Concealed within one of the cupboards is the Worcester gas-fired boiler, which provides hot water and central heating to the property.

BEDROOM ONE

With a front-aspect picture window and central heating radiator with thermostatic valve.

BEDROOM TWO

Having a rear-aspect double-glazed picture window overlooking the gardens and wooded hills that surround the area. The room has a central heating radiator with thermostatic valve.

BEDROOM THREE

With a rear-aspect window overlooking the gardens, and central heating radiator.

FAMILY BATHROOM

Being partially tiled with ceramic tiled floor and having a front-aspect window with obscured glass. Suite with: panelled bath with mixer shower over; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finish ladder-style towel radiator.

OUTSIDE

The property is approached via a driveway providing parking for three vehicles and giving access to the garage. To the front of the property is an area of garden laid to lawn interspersed with mature ornamental trees, and having a border stocked with flowering plants. To the rear of the property is a delightful enclosed garden with lawns and borders with flowering plants, trees, and shrubs, and two flagged seating areas. To the side of the property is a brick-built **GARAGE** 16'5 X 8'8 with an up-and-over electrically-operated vehicular access door, power, lighting, and water supply.

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


For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

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

DIRECTIONS

Leaving Matlock Crown Square via Bank Road: follow the road up the hill and around the sharp right-hand bend. At the crossroads, go straight over into Asker Lane. Take the first left turn into Highfield Drive, and left again into Lums Hill Rise. The property can be found at the head of the cul-de-sac.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

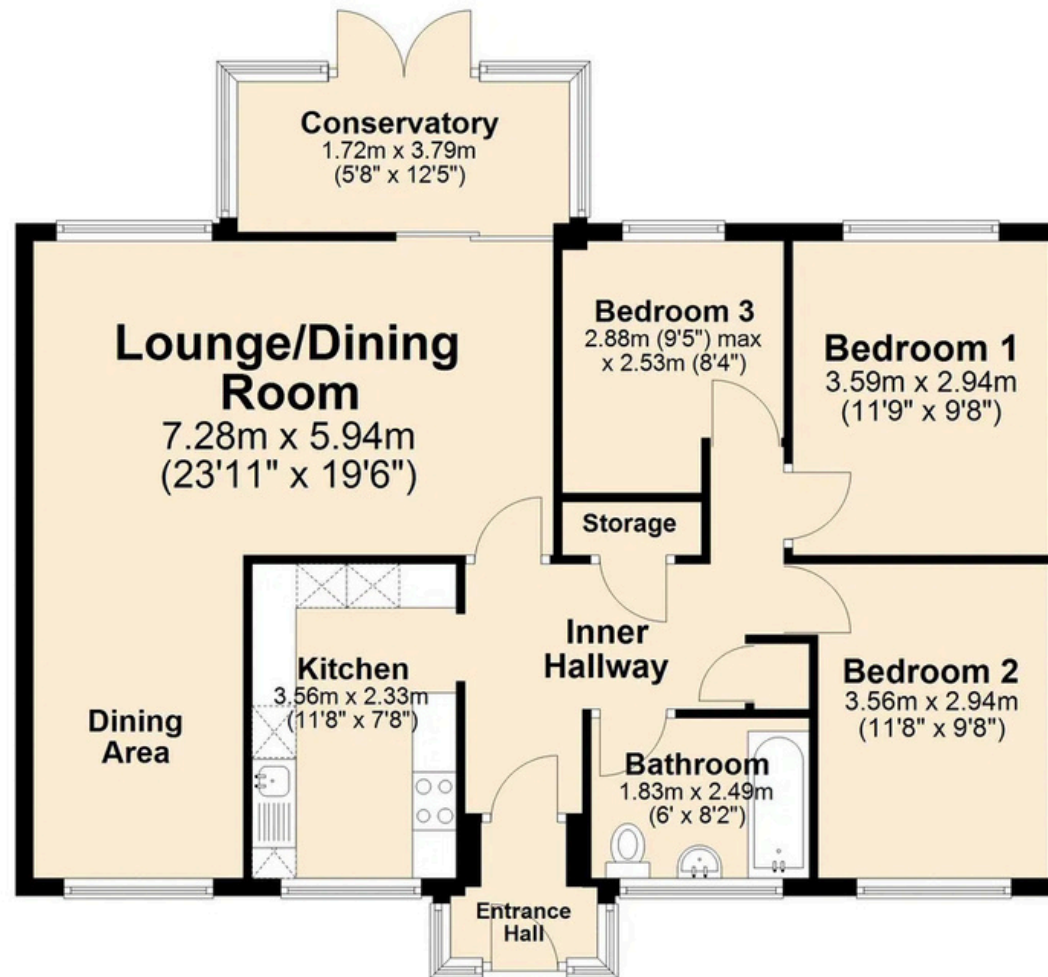
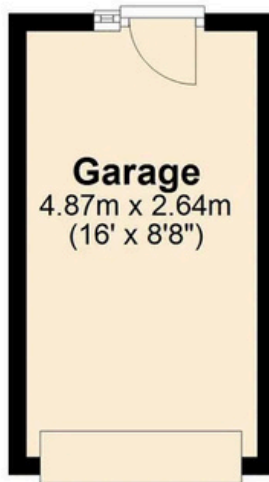


Disclaimer

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.

Ground Floor

Approx. 105.3 sq. metres (1132.9 sq. feet)



Total area: approx. 105.3 sq. metres (1132.9 sq. feet)









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