BIRCHOVER
letting homes properly

Bracken Lane, Holloway
Matlock, DE4 5AS

£700,000

NO UPWARD CHAIN This modern, substantial family home has a huge terrace with far-reaching south-facing views, driveway parking for 3 vehicles, a large double garage and spacious rooms throughout. Located on a quiet cul-de-sac in this popular village, the home also has easy-maintenance gardens, a kitchen with separate dining room and utility room. The home has an impressive EPC rating of C (78).

At the front, the block paved driveway has room for three vehicles to park, with two sets of double doors leading into the huge double garage. Steps lead up to a fantastic decked terrace, from which there are magnificent panoramic views. Lawned gardens to the side and rear are easy to maintain.

On the ground floor, the entrance hallway leads into the sitting room, kitchen and WC with a dining room and utility room towards the rear. To the first floor are four huge double bedrooms (two en-suite) and the family bathroom.

Holloway is an historic village with John Smedley's mill reputedly being the longest-running operational factory in the world, since 1784. The village has a community shop, church, primary school, renowned local butcher's Robin Maycock and Chase cafe, popular with walkers and cyclists. Lea village is only a mile away and includes a lovely primary school, the fantastic Jug & Glass pub (a big favourite with our team) and the famous Rhododendron Gardens.

Matlock and Matlock Bath are only 4 miles away, whilst the market towns of Belper and Bakewell, plus Chatsworth House and the delights of the Peak District are all only a short drive away.

Front of the home

Located on a quiet cul-de-sac, this prominent home occupies an elevated position with fabulous south-facing far-reaching views across the valley. A block paved driveway has space for three vehicles to park beside the large undercroft double garage. Stone steps on the left lead up past a rock garden and outdoor lighting to the huge terrace at the front of the home.

A path on the left leads to the lawned side garden and gate to the rear garden. On the right, another path goes past a wall-mounted tap to raised flower beds and another gate to the rear garden. At the front, the substantial decked terrace is bordered by iron railings - there is lots of space here for seating, outdoor dining and planters. It's a fantastic place from which to relax with friends and family and enjoy the views.

Enter the home through the half-glazed front door.

Entrance Hallway

The wide and welcoming entrance hallway has laminate flooring and lots of space for furniture and to store footwear and coats...and even a piano! The window teases some of those wonderful south-facing views. The hallway has recessed ceiling spotlights, a radiator, stairs up to the first floor and doors to the sitting room, kitchen and WC.

Sitting Room

14'3" x 21'9" (4.35 x 6.65)

The huge dual aspect room runs the full depth of the house and has south-facing windows at the front and north-facing windows to the rear garden. A gas fire is set upon a granite hearth and surround, with mantelpiece over. There are two radiators, recessed ceiling spotlights, laminate flooring and lots of room for flexible room layouts. Part-glazed double doors open to the dining room.

Dining Room

13'10" x 11'9" (4.22 x 3.6)

Currently used as a combined dining room and gym, this room has laminate flooring, recessed ceiling spotlights, a radiator and windows to the rear garden. A door leads through to the kitchen.

Kitchen

15'5" x 14'5" (4.7 x 4.4)

Large enough to be a kitchen-diner (and therefore freeing-up the dining room to be used for another purpose) this room has doors off to the entrance hallway, dining room and utility room. The long L-shaped granite worktop has space on the left for a fridge-freezer and has white subway brick-style splashbacks. Beneath the worktop is space and plumbing for a dishwasher. The integral 1.5 stainless steel sink and drainer with chrome mixer tap is situated below the wide south-facing window, where the fabulous views might tempt you to do all the washing up!

Further around, there is an integral 'gorenje' four-ring gas hob with Beko electric oven below and modern black extractor fan above. On the far wall is a radiator, with space in front for a sofa and dresser. To the right is a small worktop with double cupboard below. The room has laminate flooring, recessed ceiling spotlights and a radiator.

Utility Room

10'2" x 5'8" (3.12 x 1.75)

Accessed from the kitchen and an external door to the rear garden, the room has a worktop with integral stainless steel sink and drainer with chrome mixer tap. There are cabinets below with space and plumbing for a washing machine. A deep cupboard at the end has two access doors housing the Ideal boiler and Flomaster 210 litre water tank. The room has laminate flooring, recessed ceiling spotlights, an extractor fan, window and radiator.

Stairs to first floor landing

Carpeted stairs from the entrance hallway with a banister on the left curve up to the large galleried first floor landing. This has a high ceiling with light fitting and recessed ceiling spotlights, a radiator and doors to the four large double bedrooms (two en-suite) and bathroom.

Bedroom One

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

A large double at the rear of the home, there are two north-facing windows looking over the rear garden. This carpeted bedroom has recessed ceiling spotlights, a radiator, loft hatch and lots of space for furniture. A door leads into the en-suite shower room.

Bedroom One en-suite

6'8" x 6'2" (2.05 x 1.9)

The modern shower room has a cubicle with sliding glass doors and tiled surround - and houses a Mira electric shower. A curved rectangular ceramic sink with chrome mixer taps and tiled splashback sits atop a sleek vanity unit. There is a ceramic WC, chrome heated towel rail, laminate flooring, extractor fan, recessed ceiling spotlights and frosted double-glazed window.

Bedroom Two

14'5" x 10'11" (4.4 x 3.35)

Another large double at the rear, this bedroom is carpeted and has a radiator, ceiling light fitting and two windows overlooking the rear garden.

Bedroom Three

14'1" x 9'8" (4.3 x 2.95)

This roomy double bedroom at the front of the home has the best views in the house! Looking across to the wooded hillsides and down the valley, it's a great place to wake up. The room is carpeted and has a radiator and recessed ceiling spotlights.

Bathroom

12'5" x 6'8" (3.8 x 2.05)

A very spacious bathroom, this room has a separate shower cubicle and bath, as well as a ceramic WC and large pedestal sink with chrome taps. The bath on the right has chrome taps and a tiled surround including a handy tiled shelf at the back for toiletries or even a book and glass of wine. The cubicle with large pivoting glass door has tiled surround and Mira electric shower. The room also has vinyl checkerboard flooring, a radiator, recessed ceiling spotlights, extractor fan and two large frosted double glazed windows.

Bedroom Four

14'11" x 14'5" (4.55 x 4.4)

This cavernous double bedroom has a high ceiling and more great south-facing views. It is carpeted and has a radiator, recessed ceiling spotlights and plenty of space for a bed and furniture. A door leads into the en-suite shower room.

Bedroom Four en-suite

7'2" x 6'4" (2.2 x 1.95)

A cubicle with sliding glass doors and tiled surround houses a mains-fed shower. The vanity unity has a ceramic rectangular sink with chrome mixer tap. There is also a ceramic WC, vinyl flooring, chrome heated towel rail, recessed ceiling spotlights and an extractor fan and frosted double glazed window.

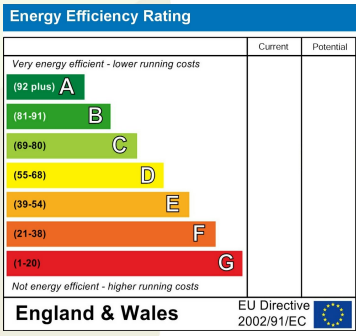
Rear Garden

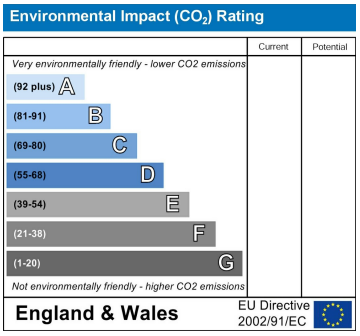
Accessed via gates each side of the home and from the Utility Room, a path runs along the rear of the home at ground level, where there is a wall-mounted outside tap. A dry stone wall forms the left-hand boundary, with timber fences at the rear and right.

An easy-to-maintain triangular raised lawn is accessed up seven stone steps. It's a peaceful and serene spot which gets the afternoon and evening sun. Above the timber fences is a high raised flower bed with a neat row of cherry laurel trees and another modern timber fence behind.

Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us





The Owl Shed, Darley Abbey Mills, Darley Abbey, Derby. DE22 1DZ

Telephone: 01332 58 78 98 Email: mail@birchover.com Web: www.birchover.com

Registered in England. Company No. 09745591