

Sally Botham
ESTATES

Chesterfield Road, Matlock, DE4 5LE
Guide Price £350,000-£375,000



Bedrooms: 4 | Bathrooms: 3 | Receptions: 3

An exceptionally spacious, extended family home offering three floors of highly flexible accommodation, backing directly onto open countryside. With four bedrooms, two large attic rooms, four washrooms, generous living space, a large private garden, solar panels, EV charging, and no onward chain, this is an ideal long-term family home within a highly sought-after Matlock location.

283 CHESTERFIELD ROAD, Matlock

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, with London reachable in under two hours by train from both cities. Closer to home, buses leave from outside the property directly into Matlock town centre, or further afield to Chesterfield and Sheffield.

An Expansive 4 Bedroom Family Haven with Countryside Views & Eco-Friendly Living

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Ground Floor: Living, Entertaining & Practical Spaces

Reception Hallway: A bright entrance featuring a central heating radiator and a staircase rising to the upper floors.

Sitting Room: A large picture window frames views of the surrounding wooded hills. The room centers around a charming feature fireplace with a granite hearth and exposed stone lintel, housing a multi-fuel stove for winter evenings.

Formal Dining Room: Elegant limed-oak style flooring flows effortlessly through a broad opening into the main living spaces and leads to the rear of the house.

Spacious Conservatory: Bathed in natural light, this magnificent second reception space features double doors that open directly onto a paved garden terrace, creating a seamless indoor-outdoor flow.





Honey-Oak Fitted Kitchen: Boasting idyllic views over the rear gardens and open fields, the kitchen features extensive storage, premium granite-effect worktops, a porcelain sink, and premium integrated appliances including a fridge-freezer and a 12-place dishwasher.

Utility Room & Ground-Floor Shower Room: A highly practical separate utility space with plumbing for a washing machine houses a modern gas boiler and leads to a contemporary three-piece shower room. This setup is ideal for washing off muddy boots or paws after exploring the nearby Peak District.

Flexible Storage Garage / Bike Store: Features an electric roller-shutter door, central heating, and the solar panel inverter. Design Note: The ground-floor shower room can easily be removed if you wish to convert this space back into a full-sized garage.

First Floor: Bedrooms & Bathrooms

Bedroom One (Master Suite): A bright, dual-aspect double bedroom with custom built-in wardrobes and an elevated view of the countryside. Includes a private en-suite shower room with a rainfall shower head.

Bedrooms Two & Three: Two further generous double bedrooms, both featuring built-in wardrobes with extensive hanging rails and storage shelves.

Bedroom Four: A versatile single room, perfect as a nursery, dressing room, or study.

Family Bathroom: A fully tiled family bathroom featuring a deep double-ended bath with central taps, a separate quadrant shower cubicle, a heated towel rail, and integrated storage.

Second Floor:

A key feature of the property is the beautifully converted top floor, reached via a feature three-quarter turn staircase.

Attic Rooms 5 & 6: Two expansive, light-filled rooms built into the roof eaves, featuring large Velux windows that overlook the countryside. With ample built-in storage and its own dedicated washroom (WC and basin), this entire floor serves as a self-contained teenage retreat, a premium guest suite, or a quiet, professional work-from-home hub.

Outside: Gardens & Green Technology

The Rear Garden: The generous rear garden is a real highlight, backing directly onto open countryside with no immediate rear neighbours. There is plenty of space for children to play, outdoor entertaining and enjoying the peaceful rural outlook.



The Front: A secure, gated forecourt provides ample off-road parking for multiple vehicles. It comes complete with a built-in electric vehicle (EV) charging point.

Eco-Credentials: The roof features high-efficiency photovoltaic solar panels that reduce your monthly energy bills while actively generating income through a cash feed-in tariff.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The property is fitted with photovoltaic solar panels and generates a feed in tariff.

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) 'C'

DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield, after passing the right turn for Upper Lumsdale the property can be found on the left hand side.

ANTI-MONEY LAUNDERING

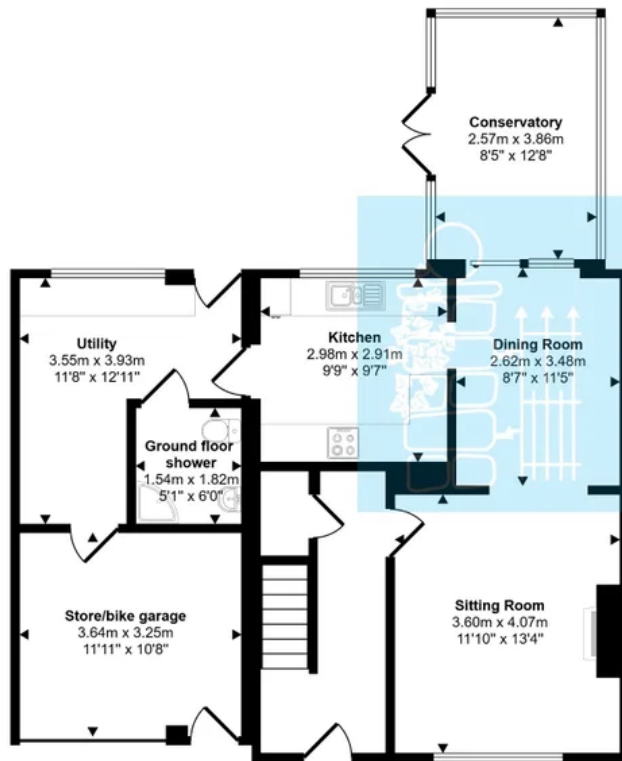
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

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. Photographs and descriptions may have been enhanced by AI. AI generated images have been used in the production of the details for this property providing interested parties with an example of the renovations works that could take place subject to any planning approval and are for information purposes only.

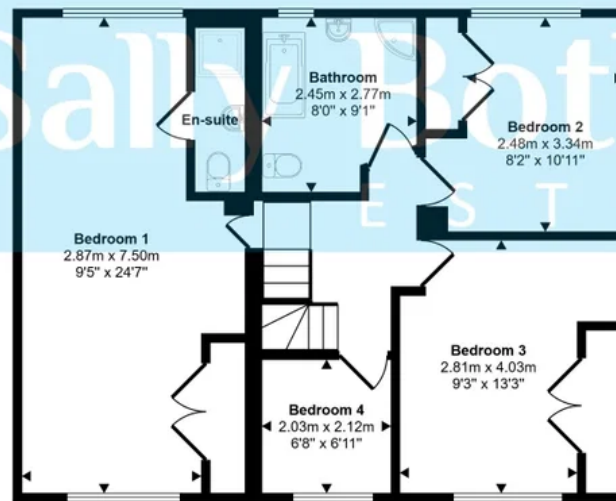


Approx Gross Internal Area
201 sq m / 2163 sq ft

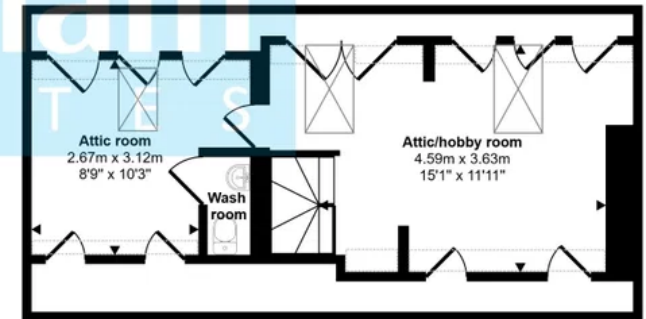


Ground Floor
Approx 83 sq m / 892 sq ft

 Denotes head height below 1.5m

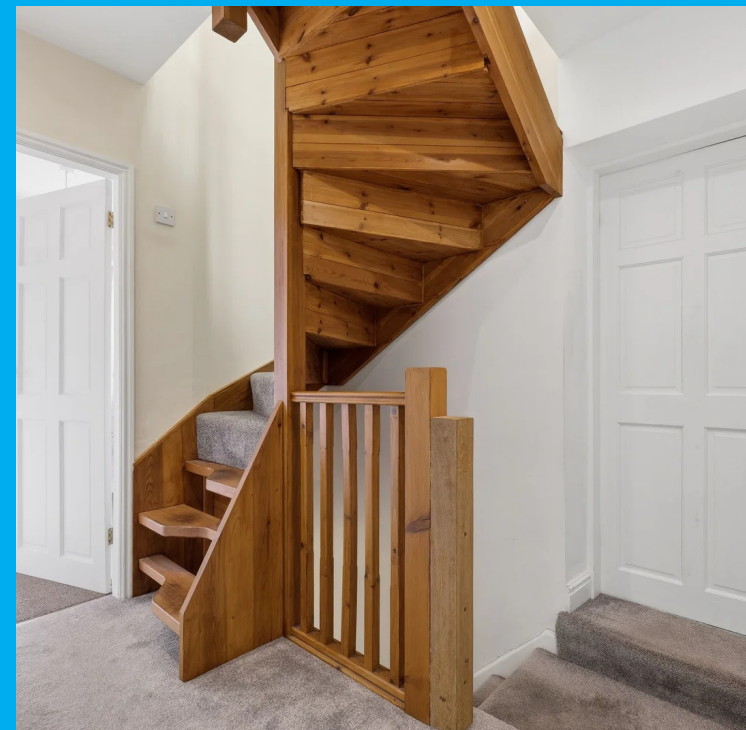


First Floor
Approx 72 sq m / 776 sq ft



Second Floor
Approx 46 sq m / 495 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales

EU Directive
2002/91/EC





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