



Little London
Holloway Matlock

burchell
edwards

Little London Holloway Matlock DE4 5AZ

for sale
£350,000



Property Description

**** GUIDE PRICE £350,000 - £360,000 **** Situated on a quiet lane in the desirable Derbyshire village of Holloway, this immaculately presented semi-detached home has been comprehensively renovated to an exceptional standard, offering stylish accommodation with stunning countryside views. Holloway is a picturesque village renowned for its friendly community, traditional pubs, scenic walks and excellent access to both Matlock and the Peak District.

The accommodation begins with a spacious entrance hallway, leading to an elegant lounge featuring a log-burning stove and bi-folding doors opening onto the rear garden. A separate dining room provides an ideal space for entertaining, while the high-specification breakfast kitchen has been beautifully fitted with contemporary units and quality integrated appliances.

To the first floor are two generous double bedrooms together with a versatile third room, currently used as a dressing room but offering excellent potential as a nursery, home office or third bedroom. A stylish four-piece family bathroom completes the accommodation.

Outside, the beautifully landscaped rear garden is a true highlight, featuring a stunning split-level stone-paved entertaining terrace, attractive dry stone retaining walls, raised planting, a level lawn, ornamental borders and a contemporary water feature. Enjoying a high degree of privacy and far-reaching countryside views, it provides a wonderful setting for relaxing and entertaining.

Agent's Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

The property is accessed via a composite panelled door to the front elevation, into a spacious and welcoming entrance hallway. Flagstone flooring flows through the hallway, with high ceilings, coving, useful under-stair store cupboard, central heating radiator, stairs rising to the first floor landing and doors leading to the sitting room, dining room and breakfast kitchen.

Sitting Room

A focal feature to the sitting room is the high quality Contura wood burning stove, set upon a stone hearth. Either side are alcoves with fitted shelving and feature log store to the left-hand side. The room boasts ample natural light via the triple bi-folding doors to the front elevation, enjoying pleasant views over the garden, high ceilings with coving, carpeted flooring and a central heating radiator.

Dining Room

With a sash window to the rear elevation, enjoying stunning views over open countryside, a continuation of the flagstone flooring from the hallway, central heating radiator and an opening to:

Breakfast Kitchen

The high quality kitchen is fitted with a range of matching wall and base units with inset downlights and solid marble work surfaces over, incorporating a one and a half bowl inset sink/ drainer unit with chrome mixer tap over. There are a range of integrated appliances including; A washing machine, dishwasher, chest-height double oven and a four-ring electric hob fitted into the original fireplace with shelving below. There is ample space for a fridge/ freezer, a continuation of the flagstone flooring, central heating radiator, recessed ceiling spotlights and wooden fitted shutters to the double glazed sash window to the rear elevation.

First Floor Landing

Accessed via the carpeted stairs with an oak banister, having a window to the side elevation and panelled doors.

Bedroom One

Having a sash window to the rear elevation, enjoying open countryside views, dado rail, central heating radiator and carpeted flooring.

Dressing Room/ Bedroom Three

Having a sash window to the rear elevation and enjoying open countryside views, the room is currently used as a dressing room but could easily be transformed into a third bedroom if required. With full-height quality fitted wardrobes, dressing table and additional cabinet housing a tumble dryer. There is a central heating radiator, carpeted flooring and an opening that leads to the master bedroom.

Bedroom Two

Having a window to the front elevation, enjoying an outlook over the landscaped garden and having dado rail, carpeted flooring and central heating radiator.

Family Bathroom

A beautifully re-fitted bathroom with a four piece suite, comprising of a deep free-standing bath with chrome mixer tap over, low level ceramic W.C, pedestal wash hand basin with chrome mixer tap over and a corner shower cubicle with pivoting glass door, tiled surround and mains-fed shower. There is tiled flooring, high ceilings, a heated towel rail and an obscured window to the front elevation.

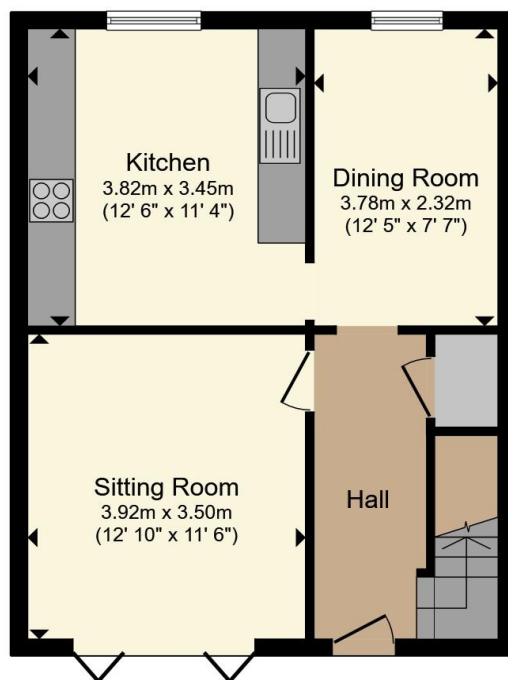
Outside

The garden has been thoughtfully landscaped to create an exceptional outdoor space, designed for both relaxation and entertaining. A stunning split-level natural stone terrace provides multiple seating areas, complemented by attractive dry stone retaining walls, feature steps, raised planting beds and an integrated log store, all combining to create a striking yet practical setting. Beyond the terrace, a well-maintained level lawn is framed by established borders, mature shrubs and planting, with a contemporary water feature adding a tranquil focal point. The garden enjoys a good degree of privacy and is enclosed by modern timber fencing, while elevated views across the surrounding countryside further enhance its appeal. Beautifully maintained throughout, this is a truly impressive garden offering a perfect balance of entertaining space and greenery.

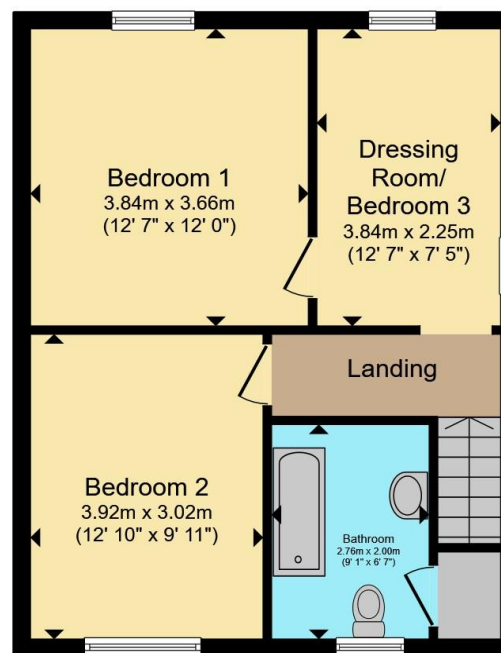








Ground Floor



First Floor

Total floor area 92.8 m² (999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating:
 Awaited

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL207205 - 0003