

SCARGILL MANN & CO.

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10 Morledge Matlock, Derbyshire DE4 3SD



Deceptively well proportioned spacious three bedroomed three storey semi-detached property

- Gas fired central heating • Sealed unit upvc double glazing (boiler fitted 2019)
- Entrance porch • Reception hallway • Guest cloakroom • Sitting room • Fitted dining kitchen
- Second floor spacious principal bedroom with views plus an en-suite bathroom having separate shower cubicle • Two further first floor well proportioned bedrooms and a bathroom
- Low maintenance landscaped rear garden with deck / patio areas and summer house / potential home office • Garage •

Price guide £325,000



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser to acquire this deceptively well proportioned three storey, three bedroomed semi-detached property which must be viewed to be truly appreciated.

The property is sold with the benefit of gas fired central heating (new boiler fitted 2019) and sealed unit upvc double glazing. Internally briefly comprises of a entrance porch, reception hallway, guest cloakroom, sitting room and fitted dining kitchen. Two the first floor are two well proportioned bedrooms and a bathroom, to the second floor is a spacious principal bedroom with views to front and rear and having an en-suite bathroom with separate shower cubicle.

Outside to the rear of the property is a landscaped low maintenance garden which incorporates deck and paved patio areas, summer house which offers potential for a home office having power and lighting, plus an area of artificial lawn with herbaceous borders. Additionally there is a garage to the rear.

LOCATION

Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell is approx. 7 miles to the north. Derby is approx. 15 miles to the south, Chesterfield is approx. 10 miles to the north-east and Sheffield is approx. 20 miles to the north all of these offer a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 Motorway is approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network

ACCOMMODATION

Sealed unit double glazed upvc double doors with side screen windows provide access to:

ENTRANCE PORCH

Having panelled and opaque double glazed entrance door and side screen double glazed opaque windows providing access to:

RECEPTION HALLWAY

Having central heating radiator. Staircase off to first floor with sealed unit

double glazed window in upvc frame to front aspect. Three panelled doors providing access to the guest cloakroom, sitting room and dining kitchen respectively.

GUEST CLOAKROOM 1.90m x 0.86m (6'3" x 2'10")

Having a white suite comprising large pedestal wash hand basin with chromed mixer tap and tiled splashback, low level WC and central heating radiator. Electric extractor fan.

SITTING ROOM 4.39m x 3.19m (14'5" x 10'6")

Having central heating radiator. Satellite TV connection. TV aerial connection. Coved cornice. Sealed unit double glazed french doors in upvc frames and matching window to rear which overlook the landscaped garden.

FITTED DINING KITCHEN 5.31m x 2.85m (17'5" x 9'4")

Having a range of preparation surfaces featuring an inset stainless steel one and a half sink unit with adjacent drainer, chromed swan necked mixer tap over, tiled splashback and a range of light panelled base drawers and cupboards beneath. Complementary wall mounted cupboards over with under lighting. Inset Bosch four ring stainless steel gas hob with stainless steel splashback and stainless steel extractor canopy over. Double electric fan assisted Bosch oven / grill. Two appliance spaces, one having plumbing for an automatic washing machine and second with plumbing suitable for a dishwasher. Ample space for a large American style fridge / freezer. TV aerial connection. Integrated wall mounted Worcester gas fired boiler providing domestic hot water and servicing the central heating system (fitted 2019). Integrated wall mounted electricity consumer unit. Chromed ladder style heated towel rail. Recessed spot lights. Sealed unit double glazed window in upvc frame to front overlooking the landscaped foregarden area. Sealed unit double glazed French doors in upvc frames to rear which open onto a decked patio and overlook the landscaped garden.

FIRST FLOOR

LANDING

Having a continuation of the staircase off to the second floor. Sealed unit double glazed window in upvc frame to front. Central heating radiator. Panelled door provides access to a useful built-in storage cupboard with hanging rail and shelf. A second panelled door provides access to an airing cupboard with Boiler-mate open vented hot water system, with



slatted shelving above. Three further panelled doors provide access to bedroom two, bedroom three and the bathroom respectively.

SPACIOUS BEDROOM TWO 5.14m x 2.61m (16'10" x 8'7")

Having central heating radiator. TV aerial connection. Built-in wardrobe having hanging rail and shelves over. Two sealed unit double glazed windows in upvc frames to rear, which enjoys roof top views towards surrounding countryside.

BEDROOM THREE 3.93m x 2.60m (12'11" x 8'6")

Having central heating radiator. Telephone jack point. Built-in wardrobe having hanging rail and shelf over. Two sealed unit double glazed windows in upvc frames to front.

BATHROOM 2.26m x 2.15m (7'5" x 7'1")

Being part tiled and having a white suite comprising vanity wash hand basin with chromed mixer tap over and adjacent boxed low level WC. Electric shaver point. Bath with glass shower screen, chromed mixer tap and chromed effect Mira shower over. Ladder style heated towel rail. Recess spot lights. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to rear.

SECOND FLOOR

SEMI-GALLERIED LANDING

Having handrail, balusters and newel post. Central heating radiator. Sealed unit double glazed Velux roof light window. Panelled door provides access to;

SPACIOUS BEDROOM ONE 5.18m x 5.29m (17'0" x 17'4")

Note the latter measurement being taken into the eaves to front and rear. Two central heating radiators. TV aerial connection. Sealed unit double glazed dormer window in upvc frame and sealed unit double glazed Velux roof light window with fitted blind to front, having rooftop views towards surrounding countryside. To the rear aspect is a sealed unit double glazed dormer window in upvc frame and a sealed unit double glazed Velux roof light window with fitted blind having must be seen far reaching views over the valley towards surrounding countryside. Panelled door provides access to a built-in wardrobe with hanging rail and shelf over and a further panelled door provides access to:

EN-SUITE BATHROOM 2.98m x 2.11m (9'9" x 6'11")

Having a white suite comprising vanity wash hand basin with chromed

mixer tap, tiled splashback and cupboard beneath. Boxed low level WC and bath with chromed mixer tap. Additionally there is a separate tiled shower cubicle with chromed Mira shower over. Spot lights. Electric extractor fan. Electric shaver point. Ladder style heated towel rail. Sealed unit double glazed opaque Velux roof light window to rear.

OUTSIDE

Immediately to the front of the property is a landscaped low maintenance cobbled foregarden area fronted by low level stone wall and wrought iron fencing with path providing access to the front entrance door.

Immediately to the rear of the property is a landscaped garden which features a decked patio area which incorporates a summer house having power and lighting, glazed French doors to front and having two large glazed windows - creating potential for a home office if required. There is an artificial lawn, two low maintenance flowering and herbaceous borders with slate and gravel chippings and in turn a stone paved patio. The garden has outside power, cold water tap and is enclosed by a range of close lapped timber fencing and has a path leading to a rear gate which in turn provides access to the:

GARAGE 4.88m x 2.60m (16'0" x 8'6")

Having power and lighting. Electricity consumer unit. Up and over door to front.

COUNCIL TAX BAND

Derbyshire Dales District Council - Band D

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed north along the A6, passing the Sainsbury's superstore, thereafter bear left at the roundabout junction following signposted for the A6 towards Bakewell. Continue along this road taking the first turning on the right into Morledge proceed along this road, passing the entrance to the leisure centre, thereafter number 10 is located on the left hand side, clearly denoted by our "For Sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT/JO)



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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