

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

32 New Street Matlock, Derbyshire DE4 3DN



Well positioned and presented three bedroomed mid-terraced property within walking distance of Matlock Town Centre

- Gas fired central heating • Sealed unit double glazing
- Entrance porch • Sitting room with wood burning stove • Feature well appointed fitted kitchen
 - Three bedrooms • Well presented bathroom • Most useful cellar / utility area
 - Low maintenance patio garden to front and artificial lawn to rear
 - Driveway providing off street parking • Timber shed •

Price guide £175,000



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GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this particularly well presented three bedroomed mid-terraced property within walking distance of Matlock Town Centre.

The property is sold with the benefit of gas fired central heating and sealed unit upvc double glazing. Internally briefly comprising of an entrance porch, sitting room with wood burning stove and a feature well appointed dining kitchen. Furthermore there is a most useful dry cellar which also operates as a utility room area with plumbing for a washing machine. To the first floor are two bedrooms and a well presented bathroom. Additionally to the second floor is an attic bedroom three.

Outside to the front of the property is a low maintenance patio foregarden area and a driveway providing ample off street parking and access to a timber garden shed, which can also function as a further paved patio garden area if required. To the rear of the property is a courtyard garden area with artificial lawn and outside store.

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 approximately 7 miles to the north, Derby approximately 15 miles to the south, Chesterfield approximately 10 miles to the north east and Sheffield is approximately 20 miles to the north. These all offer a more comprehensive range of amenities.

Junction 28 of the M1 motorway is approximately 12 miles away providing swift onward travel to the north and south and other nearby regional centres along with East Midland's International Airport. Furthermore Matlock has a railway station providing easy access to Derby and onwards to St. Pancras London

ACCOMMODATION

Panelled and double glazed upvc entrance door provides access to:

ENTRANCE PORCH 1.49m x 1.30m (4'11" x 4'3")

Having sealed unit double glazed windows in upvc frames to front and side. Slate tiled floor covering. Panelled and leaded opaque glazed upvc entrance door provides access to:

SITTING ROOM 3.63m x 3.83m (11'11" x 12'7")

Note the latter measurement being taken into the recess adjacent to the chimney breast which incorporates a cast iron wood burning stove, positioned on a raised stone hearth with exposed stone lintel. Telephone jack point. Central heating radiator. Varnished exposed pine floor boards. Exposed ceiling beams. Sealed unit double glazed window in upvc frame to front, overlooking the foregarden area and driveway / patio garden. Pine latch door provides access to:

INTERNAL LOBBY

Having staircase off to first floor with pine handrail. Further pine latched door provides access to:

FITTED DINING KITCHEN 3.82m x 3.85m (12'6" x 12'8")

Note the latter measurement being taken into the recess adjacent to the feature exposed red brick chimney breast which incorporates a Range style fireplace with large exposed stone lintel. There is a Range cooker beneath which incorporates a five ring gas hob, halogen warming plate, two ovens, a grill and a storage cupboard beneath. The kitchen enjoys an extensive range of wooden block preparation surfaces with a recess ceramic Belfast sink unit with mixer tap over and panelled base drawers and cupboards beneath. Complementary wall mounted cupboards with wine rack and under lighting. Integrated fridge. Integrated wall mounted gas fired Logic Ideal condensing boiler which provides domestic hot water and services the central heating system. High level cupboard which houses the electricity consumer unit and electricity meter. Central heating radiator. Slate tiled floor covering. Recessed spot lights. Pine latched door



with stone steps provide access to a most useful cellar, which is used as a utility area and useful store. Sealed unit double glazed window in upvc frame and panelled / opaque sealed unit double glazed upvc door to rear, providing access to a courtyard garden area.

CELLAR 3.48m x 3.38m (11'5" x 11'1")

Having power and lighting. Appliance space with plumbing for an automatic washing machine.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having central heating radiator. Pine latch door with staircase off to the second floor attic bedroom. Three further pine latch doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 3.86m x 3.69m (12'8" x 12'1")

Note the former measurement being taken into the recess adjacent to the chimney breast. TV / Satellite connection point. Sealed unit double glazed window in upvc frame to front, which enjoys roof top views over Matlock towards Riber Castle, St Giles' Church and High Tor.

BEDROOM TWO 2.12m x 2.27m (6'11" x 7'5")

Note the latter measurement is a maximum measurement. Central heating radiator. Sealed unit double glazed window in upvc frame to rear.

WELL APPOINTED BATHROOM 2.98m x 1.48m (9'9" x 4'10")

Having a period styled white suite comprising large pedestal wash hand basin and low level WC. Bath with concertina shower screen, chromed effect mixer tap and overhead shower. Part wall Shaker style panelling. Central heating radiator. Sealed unit double glazed opaque window in upvc frame to rear.

SECOND FLOOR ATTIC BEDROOM 4.81m x 3.51m (15'9" x 11'6")

Note the former measurement being taken into the lower eaves to front and having a useful storage area to the rear eaves.

Central heating radiator. Sealed unit double glazed rooflight window with fitted blind, which has far reaching roof top views over Matlock towards Riber Castle, St Giles' Church and High Tor.

OUTSIDE

Immediately to the rear of the property is a courtyard garden area which has steps leading to an artificial lawned area having raised sleeper planter and in turn provides access to an **OUTSIDE STORE 1.51m x 1.02m (4'11" x 3'4")**. Note there is a cold water tap and a there is a pedestrian right-of-way across the rear of the property.

Immediately to the front of the property is a low maintenance paved patio / foregarden area. There is a paved driveway / patio area which provides off street parking and in turn access to a **TIMBER GARDEN SHED 2.91m x 2.35m (9'7" x 7'9")** with double doors to front and windows to side.

COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band B

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed north along the A6, passing the Sainsbury's superstore and upon reaching the roundabout junction turn right for Matlock. Proceed into Matlock crossing over the Crown Square roundabout and thereafter upon reaching the mini-roundabout junction bear left into Steep Turnpike. Proceed along this road taking the first turning on the left into New Street where the approach to the property can be shortly found on the right hand side, as clearly signposted.

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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