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4 Masson Road  
Matlock Bath  
Matlock  
Derbyshire  
DE4 3PB

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£230,000

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- Situated on a very quiet dead-end road
- Gas central heating; Sealed unit upvc double glazing
- Sitting room
- Dining kitchen
- Two bedrooms
- Family bathroom
- Attic room
- Stunning Views
- Courtyard garden with patio seating area
- VIEWING ESSENTIAL

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

A fantastic opportunity to acquire this well-presented two-bedroom cottage offering a wealth of character and charm throughout. Boasting stunning views toward High Tor and Heights of Abraham, situated on a quiet dead-end road.

The cottage is sold with the benefit of gas-fired central heating and sealed unit UPVC double glazing. Internally briefly comprises of storm porch, sitting room and dining kitchen. To the first floor are two bedrooms and a family bathroom. To the second floor is a most useful attic room.

Outside to the rear of the property is a courtyard garden with steps leading to the patio seating area.

## LOCATION

Matlock Bath is a popular area with a good range of local facilities available including shops and primary school. Matlock Bath is conveniently located two miles from both Matlock and Wirksworth, both of which offer a good range of amenities. Derby city centre is approximately sixteen miles to the south offering a broader range of facilities. The A6 provides swift onward travel to both the north and south which in turn provides access to the A38 and the main motorway networks. It should also be noted that there is quick access to railway stations located at Matlock, Matlock Bath, Cromford and Whatstandwell, all providing access to Derby railway station which in turn gives swift onward travel to the north and south. Belper is located 8 miles to the south and Chesterfield is located approximately 12 miles to the north providing access to Junction 29 of the M1 motorway. The Peak National Park is within easy reach with stunning and beautiful scenery. The attractions of Chatsworth House and gardens are approximately eight miles to the north and Carsington Water is approximately six miles to the south-west.

## ACCOMMODATION

having wooden door providing access to:





#### STORM PORCH

1.22m x 1.10m (4'0" x 3'7")

having wooden latch door providing access to:

#### SITTING ROOM

3.92m x 3.44m (12'10" x 11'3")

having feature brick fireplace with multi fuel burner. Bespoke wooden bookcase and storage cupboard. Central heating radiator. Sealed unit double glazed windows in wooden frames to front. Bespoke wooden French doors provide access to:

#### L-SHAPED DINING KITCHEN

4.67m x 1.60m extending to 3.82m (15'3" x 5'2" extending to 12'6")

having roll edged preparation surfaces with inset ceramic sink with adjacent drainer and chromed mixer tap over with tiled splashback. Range of cupboards and drawers beneath with appliance space and plumbing for an automatic washing machine, plumbing for a dishwasher and free standing fridge / freezer and alcove shelving. AEG four ring induction hob with complementary extractor fan canopy over. Integrated electric Hot Point oven and grill. Complementary wall mounted cupboards over. Wall mounted central heating radiator. Sealed unit double glazed windows in upvc frame to rear. Useful appliance space under stairs. Wall mounted Worcester combination boiler (3 years old). Wooden door providing access to rear garden.

#### FIRST FLOOR

#### LANDING

with overstairs storage cupboard. Doors providing access to bedrooms, bathroom and doors to staircase leading to attic room.



#### BEDROOM ONE

3.94m x 2.69m (12'11" x 8'9")

having central heating radiator. Useful built-in storage cupboard and wardrobe. Sealed unit double glazed windows in wooden frames to front.

#### BEDROOM TWO

2.50m x 2.2m (8'2" x 7'2")

with Bespoke built-in bed with underneath storage. Central heating radiator. Roof window.

#### FAMILY BATHROOM

1.94m x 1.58m (6'4" x 5'2")

having a white suite comprising of wash hand basin with chromed mixer tap over having tiled splashback with vanity base drawers beneath. Heated and illuminated mirror with shave point. Low level WC. Bath with chrome mixer tap over and main shower over. Ladder style heated towel rail. Fan with built in humidistat. Sealed unit double glazed opaque window in upvc frame to rear.

#### SECOND FLOOR

#### ATTIC ROOM

3.52m x 3.00m (11'6" x 9'10")

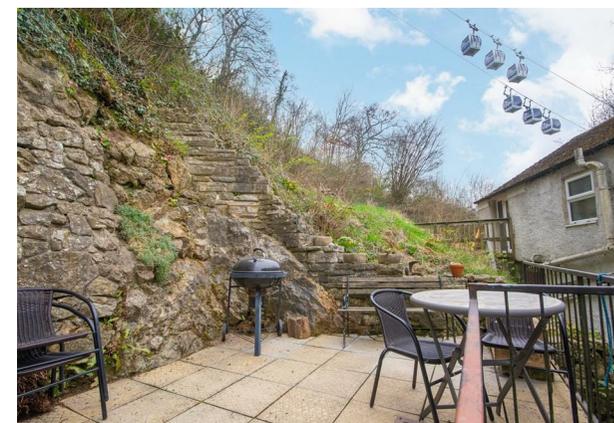
Please note the latter measurement being taken into the full depth of the eaves. Built-in small double bed with under storage. Useful storage cupboard. Central heating radiator. Triple roof windows and useful eaves storage.

#### OUTSIDE

Outside to the rear of the property is a courtyard garden with steps leading to the patio seating area. Useful wood store.

#### COUNCIL TAX BAND

Derbyshire Dales - B

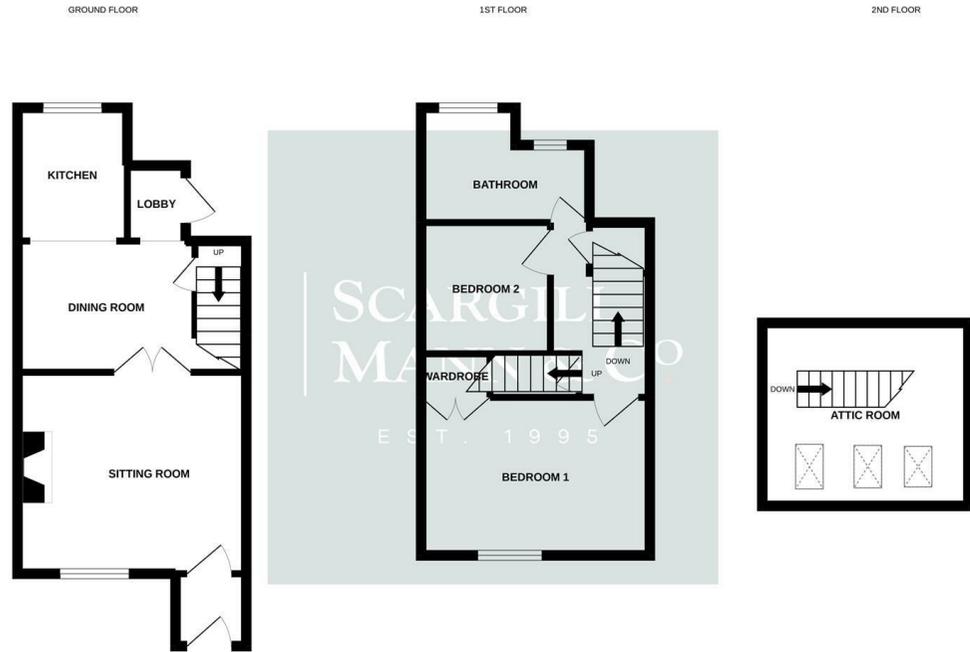


#### DIRECTIONAL NOTE

The approach from our Matlock office is to proceed south along the A6 and upon reaching Matlock Bath, take the first right-hand turn into Holme Road. Proceed on Holme Road, taking the third right-hand turn into Masson Road. Proceed on Masson Road, where the house will be located at the top of the road on the left-hand side, clearly denoted by our For Sale board.

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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