



148 Cavendish Road

Matlock

Derbyshire

DE4 3HE

Offers Over

£280,000

- Three bedroomed semi-detached property
- Gas central heating and double glazed windows in wooden frames
- Entrance hallway
- Sitting room
- Dining kitchen
- Three bedrooms
- Family bathroom
- Patio and low maintenance garden to rear
- Detached home office / outbuilding
- Lawned foregarden

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser looking to acquire this well presented three bedroomed semi-detached property, occupying a popular location with stunning views across the Derwent Valley.

The property is sold with the benefit of gas fired central heating and double glazed windows in wooden frames. The property briefly comprises of entrance hallway, sitting room, dining kitchen, to the first floor are two bedrooms and a family bathroom and to the second floor is a principal bedroom.

Outside to the front of the property is a lawned foregarden area. To the rear is a useful detached home office / outbuilding and low maintenance rear garden with artificial lawn and patio area having decorative rockery.

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

having wooden door providing access to:

STORM PORCH

1.75m x 1.16m (5'8" x 3'9")

having concrete floor. Wooden front door with windows to front and side with slate roof. Wooden door providing access to:





RECEPTION HALLWAY

having central heating radiator. Staircase to first floor. Doors providing access to:

SITTING ROOM

3.75m x 3.49m (12'3" x 11'5")

having feature stone fireplace with multi-fuel burner. Central heating radiator. Double glazed sash windows with wooden frames to front. Wooden door provides access to:

DINING KITCHEN

4.89m x 3.62m (16'0" x 11'10")

Please note the former measurement being a maximum measurement being taken into the recess adjacent to the chimney breast. Preparation surfaces with inset double stainless steel sink with chromed mixer tap over, tiled splashback having a range of cupboards and drawers beneath. Free standing space for gas oven with four ring hob over. Appliance space for free standing fridge freezer. Complementary wall mounted cupboards over. Useful storage cupboards in recess adjacent to chimney breast housing Worcester combination boiler. Central heating radiator. Tiled flooring. Sealed unit double glazed sash windows in wooden frames to rear. Wooden door provides access to:

STORM PORCH

1.39m x 1.06m (4'6" x 3'5")

having tiled flooring. Door providing access to rear garden.

FIRST FLOOR

LANDING

with central heating radiator. Sealed unit double glazed window with wooden frame to front. Doors providing access to bedrooms, family bathroom and staircase to second floor.



BEDROOM TWO

3.66m x 2.76m (12'0" x 9'0")

having feature cast iron fireplace. Wooden flooring. Central heating radiator. Sealed unit double glazed sash windows in wooden frames to front.

BEDROOM THREE

3.81m x 2.05m (12'5" x 6'8")

having feature fireplace. Central heating radiator. Sealed unit double glazed sash windows in wooden frames to rear.

FAMILY BATHROOM

2.96m x 2.34m (9'8" x 7'8")

having a white suite with pedestal wash hand basin - hot and cold chrome tap over, low level WC and bath - hot and cold taps over plus mains chrome shower. Central heating radiator. Useful storage cupboard. Towel storage cupboard with appliance space and plumbing beneath for washing machine. Wooden flooring. Sealed unit double glazed sash opaque window in wooden frames to rear.

SECOND FLOOR

PRINCIPAL BEDROOM

5.5m x 4.58m (18'0" x 15'0")

Please note the former measurement being taken into the full depth of the roof eaves. Useful built-in eaves storage space. Central heating radiator. Roof window to rear and front.

OUTSIDE

To the front of the property is a block paved pathway leading to front door with adjacent lawn area having herbaceous and flowering border with stone wall surround.



To the rear of the property is a low maintenance garden consisting of artificial lawn area with paved patio / seating area having decorative rockery with established planting and flowers. Also to the rear is a detached home office / outbuilding plus a further useful outhouse suitable for storage.

DETACHED HOME OFFICE / OUTBUILDING

3.74m x 2.09m (12'3" x 6'10")

having sealed unit double glazed sash windows in wooden frames to side. Velux roof window. Wooden doors to front and side. Internal door providing access to:

WC

1.74m x 0.89m (5'8" x 2'11")

having low level WC. Wall mounted wash hand basin with chromed mixer tap over and separate electric hot water connection.

PLEASE NOTE - There is shared pedestrian access for the adjoining neighbour across the rear of the property.

COUNCIL TAX BAND

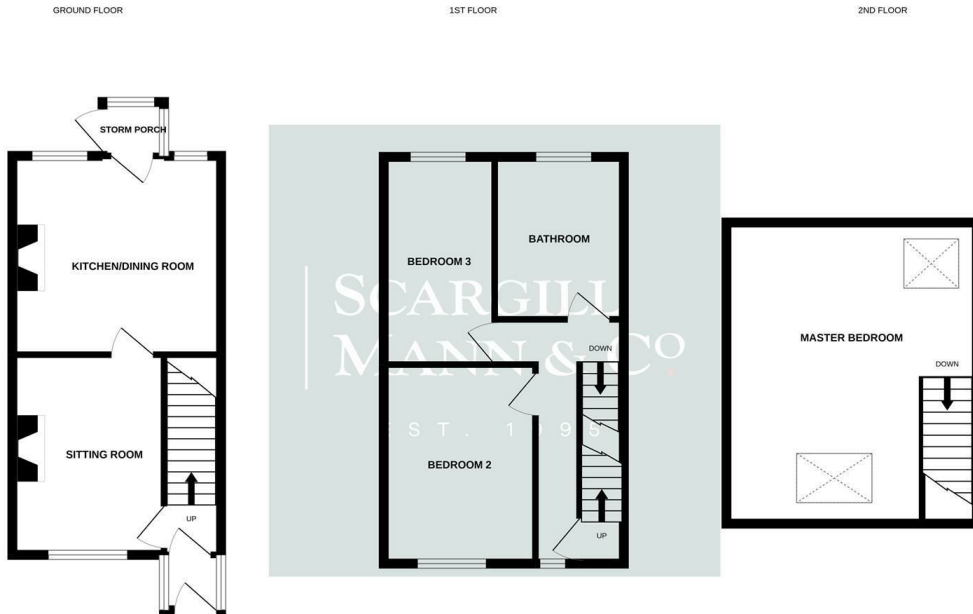
Derbyshire Dales - Tax Band C

DIRECTIONAL NOTE

From Matlock Crown Square proceed up Bank Road to the top of Matlock which becomes Rutland Street bearing right onto Wellington Street, taking the tight left hand turn onto Cavendish Road. Proceed along Cavendish Road for just under half a mile where the property will shortly be located on the right hand side, clearly denoted by our "for sale" board.

VIEWING

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



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) A			
(81-91) B			
(69-80) C			
(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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