



Overdale Will Shores Lane

Oker

Matlock

DE4 2JL

Asking Price

£575,000

- Unique design built in 2011
- Three bedroom detached property
- Open plan kitchen diner with bi-fold door opening onto sun terrace
- Two bathrooms
- Garden room with log burner
- Underfloor heating (wet system) throughout
- Stunning south facing panoramic views
- Solar roof panels (privately owned)
- Driveway providing off-street parking
- Viewing strongly recommended

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Built by the current owners in 2011 to exacting standards, this modern, unique three bedroom detached property occupies a highly sought-after location in Oker. There are stunning south-facing countryside views to the front towards the Peak District National Park. Must be viewed to truly appreciate everything it has to offer.

Internally, briefly comprising an open plan kitchen diner, two double bedrooms, a shower room and a stunning garden room. On the first floor is the main bedroom, a well-appointed bathroom and a lounge with access to a balcony area benefitting from the breath-taking views.

The property is sold with the benefit of LPG, underfloor heating (wet system) to both floors and all windows and external doors made of sealed unit double glazing in hard wood frames. Flooring consists of carpets throughout, apart from engineered oak to the kitchen-diner and third bedroom whereas both bathrooms and garden room are tiled. In addition the property has solar roof panels (privately owned) providing an annual income averaging £650 tax-free.

LOCATION

The property is located in the village of Oker which occupies a beautiful Derbyshire setting with views over surrounding countryside and is conveniently only 1.5 miles north of Matlock. 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. It should be noted that there is a train station location in Matlock.





ACCOMMODATION

having opaque glass panelled entrance door into;

OPEN PLAN KITCHEN DINER

6.02m x 6.28m (19'9" x 20'7")

Please note the latter measurement being a maximum measurement.

KITCHEN AREA

having roll edged preparation surfaces with inset one and a half stainless steel sink and chrome mixer tap over with tile splashback surround. Range of cupboards and drawers beneath with integrated appliances consisting of dishwasher and double Hotpoint electric fan-assisted oven and grill. Inset Hotpoint four gas ring hob with extractor fan canopy over. Complimentary wall mounted cupboards. Further appliance space and plumbing for washing machine.

DINING AREA

having useful built-in storage cupboard. Bi-fold doors providing access to the sun terrace and views. Sliding door provides access to:

GARDEN ROOM

4.64m x 3.33m (15'2" x 10'11")

having Contura Clearview log burner. Windows to side and front. French doors opening to garden area

BEDROOM TWO

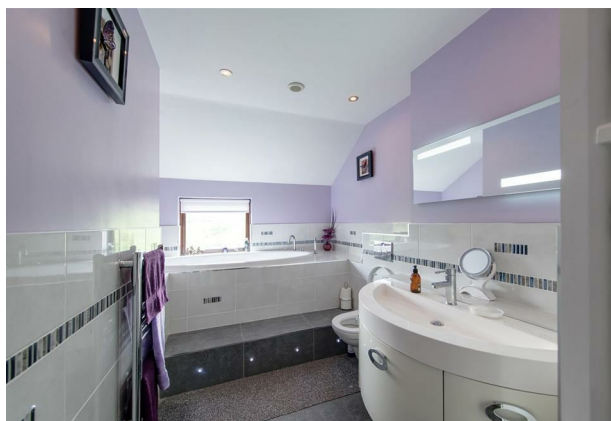
3.92m x 2.80m (12'10" x 9'2")

having windows to front aspect.

BEDROOM THREE

3.15m x 2.87m (10'4" x 9'4")

having window to rear aspect.



WET ROOM

2.00m x 1.78m (6'6" x 5'10")

being fully tiled with a white suite comprising wall mounted wash hand basin with chrome mixer tap over. Wall mounted WC. Chrome mains shower. Chrome ladder style heated towel rail. Electric shaver point. Extractor fan. Opaque window to rear.

FIRST FLOOR

LOUNGE

6.14m x 4.57m (20'1" x 14'11")

Please note the former measurement being a maximum measurement. Having stunning vaulted ceiling with wooden beams. Windows to rear and further floor to ceiling windows with door providing access to:

INTERNAL BALCONY

having tiled flooring and lighting. Far-reaching views.

MASTER BEDROOM

6.00m x 2.90m (19'8" x 9'6")

having stunning vaulted ceiling with exposed beam. Windows to front and rear.

BATHROOM

4.00m x 2.85m (13'1" x 9'4")

Note the latter measurement being the maximum measurements. Being partially tiled with wall mounted wash hand basin and vanity base drawers beneath. Wall mounted low level WC. Step leading to large oval bath with chrome mixer tap over, hand held shower head - the bath enjoys the views. Electric extractor fan. Electric shaver point. Chrome ladder style heated towel rail. Loft hatch access. Useful built-in airing cupboard housing hot water tank with towel storage over



OUTSIDE

The property is approached via a driveway providing off-street parking for multiple vehicles. Undoubtedly one of the main features of the property is its stunning south-facing outlook of the rolling countryside towards the Peak National Park. To the front of the property is a private patio seating and graveled area with a herbaceous and flowering border and outside lighting. Steps down lead to a further patio seating area with an assortment of mature herbaceous and flowering areas and a timber shed

ENERGY EFFICIENCY RATING

EPC Rating - B

COUNCIL TAX BAND

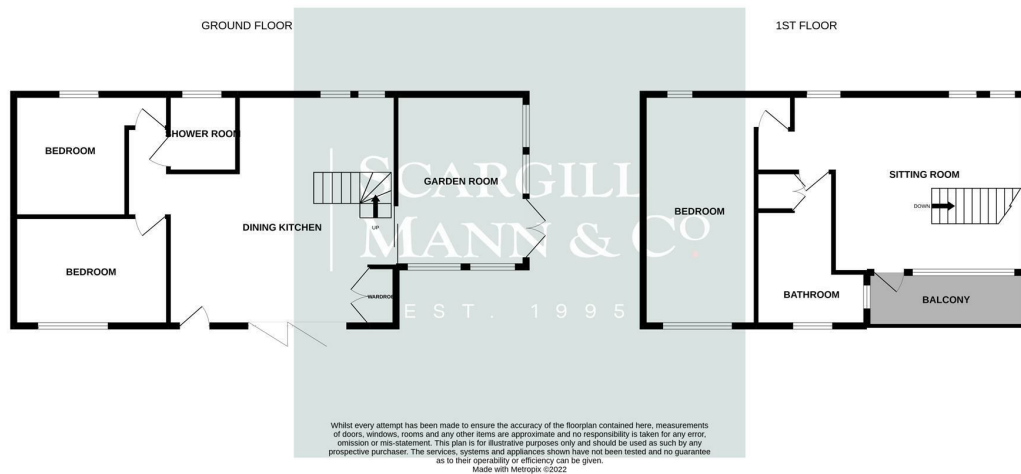
Derbyshire Dales District Council - Tax Band E

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed along Dale Road (A6) heading north and shortly before reaching the roundabout junction turn left towards the Sainsbury's superstore and thereafter take the turning right before reaching the petrol station into Matlock Spa Road. Proceed along Matlock Spa Road which becomes Snitterton Road proceeding through the hamlet of Snitterton and thereafter upon reaching the village of Oker, taking the right-hand turn into Will Shores Lane. Proceed on Will Shores Lane, until the end of the road, and the driveway to the property is located on the right-hand side, denoted by the property name plaque.

VIEWING

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



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		

ASHBOURNE
 8 Market Place
 Ashbourne
 Derbyshire
 DE6 1ES
 T: 01335 345460
 E: ashbourne@scargillmann.co.uk

BURTON UPON TRENT
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194
 E: burton@scargillmann.co.uk

DERBY
 4 St James's Street
 Derby
 DE1 1RL
 T: 01332 207720
 E: enquiries@scargillmann.co.uk

MATLOCK
 3 Parkside
 Olde Englishe Road, Off Dale Road
 Matlock
 DE4 3SX
 T: 01629 584591
 E: matlock@scargillmann.co.uk

DERBY LETTINGS
 4 St James's Street
 Derby
 DE1 1RL
 T: 01332 206620
 E: lettings@scargillmann.co.uk

www.scargillmann.co.uk