



9 Lea Road
Lea Bridge
Matlock
Derbyshire
DE4 5AH

Asking Price
£260,000

- Parking for four cars
- No Upward Chain
- Excellent potential to extend (subject to planning consents)
- Rear garden
- Outbuilding
- Popular location - good schooling
- Sitting room with multi-fuel burner
- Dining Kitchen
- Three good sized bedrooms and bathroom
- Viewing Recommended

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Fantastic opportunity to acquire this three-bedroom semi-detached property occupying a corner plot with the potential to extend to the side subject to planning consents. The property is situated in the popular location of Lea Bridge.

The property is sold with the benefit of no upward chain, gas-fired central heating, upvc double glazing, ample off-road parking, and an outbuilding to the rear, suitable as a potential home office or gym/studio. Internally the property provides a reception hallway, spacious sitting room, and dining kitchen with a thrawl/pantry to the ground floor. To the first floor are three good-sized bedrooms and a family bathroom.

LOCATION

The hamlet of Lea Bridge is located close to the village of Holloway where there is a highly regarded primary school, community hall and playschool, renowned butcher, village shop/post office, village pub, and doctors surgery. It is well located for the commuter with access to Matlock, Chesterfield, Derby, Nottingham, and the M1 Motorway together with the Derbyshire Dales, Carsington Water, and the Peak District National Park, whilst also benefitting from a good bus route. Additionally there is a railway station with Mainline connection located at Cromford.

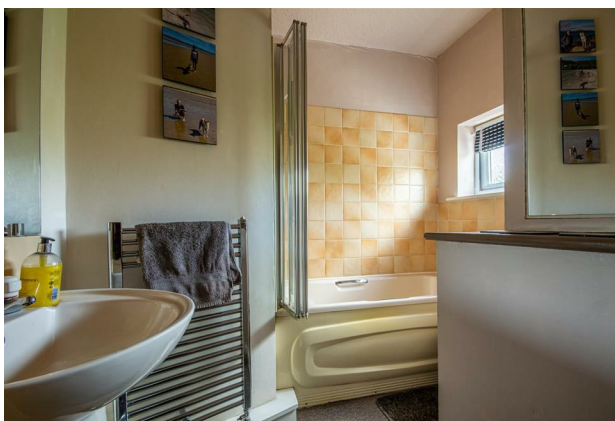
ACCOMMODATION - ON THE GROUND FLOOR

Upvc double glazed door to:

RECEPTION HALLWAY

Radiator, staircase to first floor, door to:





SITTING ROOM

4.5m into recess x 3.63m (14'9" into recess x 11'10")

Chimney breast with feature fireplace having tiled hearth and multi-fuel burner, radiator, sealed unit double glazed window to front enjoying fine views, wooden door to:

DINING KITCHEN

4.54m x 2.80m (14'10" x 9'2")

Roll edge preparation surfaces with inset stainless steel sink with adjacent drainer and hot and cold chrome tap over with tiled splash-back surround, cupboards and drawers under with space and plumbing for washing machine, integrated fridge freezer and electric fan assisted oven with four ring gas hob over and extractor hood over, complementary wall mounted cupboards, radiator, sealed unit double glazed window and matching door to rear garden, wooden door to:

PANTRY

Having a useful thrawl and storage space, with sealed unit double glazed opaque window to side, with boxed in consumer unit and meter.

ON THE FIRST FLOOR - LANDING

Sealed unit double glazed window to side, loft hatch access and doors off.

BEDROOM ONE

4m max into recess x 3.10m (13'1" max into recess x 10'2")

Chimney breast, two sealed unit double glazed windows to front with superb countryside views, radiator.



BEDROOM TWO

3.45m x 2.72m (11'3" x 8'11")

Radiator, sealed unit double glazed window to rear.

BEDROOM THREE

2.72m x 2.35m (8'11" x 7'8")

Radiator, sealed unit double glazed window to rear.

FAMILY BATHROOM

2.23m x 2.14m max (7'3" x 7'0" max)

Comprising pedestal wash hand basin with hot and cold tap over, tiled splash-back, low level w.c., bath with shower over and concertina screen, sealed unit double glazed opaque window to side and useful overstairs storage cupboard housing the Worcester Bosch combination boiler.

OUTSIDE & GARDENS

To the rear is a low-maintenance garden with a patio seating area with a raised planting area. Useful store cupboard with two electric sockets and a caravan electrical socket on the external wall. Furthermore, a separate latch door provides access to the gardener's toilet with a pull-chain toilet, with an outside tap and two electric sockets. Steps leading to:

OUTBUILDING

Having two rooms.

ROOM 1

4.33m x 3.01m (14'2" x 9'10")

Two Sealed unit double glazed windows to front and further windows to



side and rear, fully insulated with partially installed electrics, wooden door to:

ROOM 2

2.87m x 1.82m (9'4" x 5'11")

Sealed unit double glazed upvc windows to front.

COUNCIL TAX BAND

Amber Valley - B.

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed north along the A6 passing the Sainsbury's superstore and at the roundabout turn right into A615. Proceed along this road crossing straight over the Crown Square roundabout into Causeway Lane (A615). Thereafter cross over the mini-roundabout junction passing Matlock Town Football Club and Hall Leys Park, traveling towards Matlock Green. Thereafter leave Matlock to continue through Tansley, rising up the hill and at the crossroads turn right into High Lane. Travel along High Lane and at the T-junction turn right onto Lea Moor Road continuing into Lea Village, proceed past the Jug & Glass Public House, staying on Lea Road for just under a mile and the property will shortly be located on the left-hand side denoted by our "For Sale" board and a bus stop.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office (JS/SE).

ASHBOURNE
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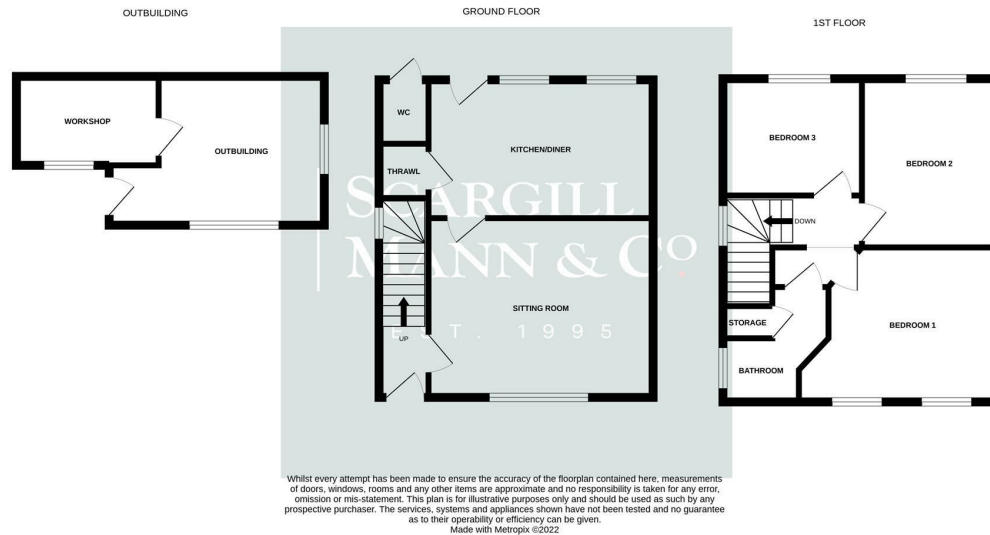
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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