



SCARGILL
MANN & CO

EST. 1995

March House
63 Matlock Green
Matlock
DE4 3BT

Guide Price
£625,000

- Recently installed upvc double glazing throughout
- Sitting room with feature Inglenook fireplace and wood burning stove
- Three further receptions rooms
- Spacious reception hallway and guest cloakroom
- Utility room and half cellar / wine store
- Kitchen with granite surfaces and breakfast bar island
- Four bedrooms and two bathrooms with separate showers
- Gated driveway and double garage with car port
- Extensive lawned garden with decked patio and summer house
- Within flat walking distance of Matlock Town Centre

GENERAL INFORMATION

Deceptively well proportioned four bedroomed residence which enjoys a wealth of character and charm throughout with exposed ceiling beams and recently installed double glazed windows throughout.

The property enjoys a large garden plot with well proportioned garden, sweeping driveway and detached stone double garage with adjacent open fronted car port to rear. The property is within easy walking distance of Matlock town centre.

LOCATION

Matlock town centre offers a good range of amenities including a large Sainsbury's supermarket, schools and a wide range of restaurants with leisure facilities at The Arc Leisure Centre. At the centre of the town is Hall Leys Park enjoying tennis courts, childrens play area, skate park, bowling green, cafe, formal gardens and riverside walks. The nearby A6 provides swift onward travel to the north and south providing access to the nearby market town of Bakewell (approx 7 miles to the north) and Derby (approx. 15 miles to the south). There are excellent bus services to Chesterfield (approx 10 miles) and to Sheffield (approx 20 miles to the north). All these centres offer a more comprehensive range of amenities and are within commuting distance.

ACCOMMODATION

Oak panelled and leaded glazed entrance door with storm canopy over provides access to:





SPACIOUS RECEPTION HALLWAY

5.90 x 2.35 (19'4" x 7'9")

Having ceramic tiled floor covering. Central heating radiator. Cupboard housing electricity consumer unit, electricity and gas meters, telephone jack point and Broadband connection. Hive thermostat internet controlled heating and hot water Staircase off to first floor with feature half landing having wooden handrail, balusters and post with feature exposed stone walls. Exposed beam. Five panelled doors provide access to the sitting room, dining room, breakfast room, guest cloakroom and half cellar / wine store respectively, housing the burglar alarm.

SITTING ROOM

4.64 x 4.30 (15'3" x 14'1")

Having a feature Inglenook stone fireplace with raised stone hearth and back incorporating a cast Clearview wood burning stove with exposed timber lintel. Exposed ceiling beam. Central heating radiator. TV and satellite connection point. Windows to front having window seat, exposed stone mullion and stone surround. Further window to side.

DINING ROOM

5.02 x 3.30 (16'6" x 10'10")

Having a local stone fireplace with raised stone hearth incorporating fitted real flame gas fire. Central heating radiator. Exposed ceiling beams. Pine panelled and glazed built-in cupboard. Window to front with exposed stone mullion and stone surrounds.

GUEST CLOAKROOM

2.85 x 1.92 (9'4" x 6'4")

Having a white suite comprising wash hand basin with chromed taps and cupboard / shelf beneath. Boxed low level WC. Central heating radiator. Ceramic tiled floor covering. Feature exposed beams. Window to rear.



HALF CELLAR / WINE STORE

1.94 x 1.93 (6'4" x 6'4")

Note the latter measurement being a maximum measurement having tiled stone thralls and shelving. Power and lighting.

BREAKFAST ROOM

3.76 x 2.98 (12'4" x 9'9")

Having central heating radiator. Exposed ceiling beam. Feature former range style stone fireplace. Farmhouse style wooden door leading into a utility room. Further doorway leading into the well appointed kitchen. Ceramic tiled floor. Window to side.

WELL APPOINTED KITCHEN

3.99 x 3.96 (13'1" x 13'0")

Having an extensive range of granite preparation surfaces featuring matching granite upstands, twin recess stainless steel sink unit, brushed aluminium mixer tap over and a range of light panelled base drawers and cupboards beneath, relieved by soft closing fittings. Kick plate low level lighting. Breakfast bar / central island unit with cupboards and drawers. Complementary wall mounted cupboards over with under lighting and wine rack. Recessed LED spot lights. Ceramic tiled floor covering. Central heating radiator. Electric Leisure range style cooker incorporating two ovens, grill and five ring ceramic hob with warming plate and stainless steel extractor canopy over. Integrated dishwasher. Wine cooler. Appliance space suitable for an American style fridge / freezer with ice maker and drinking water facility. Adjacent pull out pantry style racked shelves. Wall mounted power and TV aerial connection. Central heating radiator. Wooden panelled door and window to side. Further glazed door leads into:

FAMILY ROOM / STUDY

4.05 x 4.09 (13'3" x 13'5")

Having central heating radiator. Exposed beams. Fitted real flame gas fire. Two windows which overlook the garden and driveway.



UTILITY ROOM

2.06 x 1.74 (6'9" x 5'9")

Having stainless steel sink unit with chromed mixer tap, adjacent drainer and cupboards beneath. Appliance space with plumbing suitable for an automatic washing machine with space above having vent ideal for a tumble dryer. Quarry tiled floor covering. Power and lighting. Window and wooden door to side providing access to the garden.

FIRST FLOOR SEMI-GALLERIED LANDING

Having two central heating radiators. Five panelled doors which provide access to master bedroom, bedroom two, bedroom four, bathroom and walk-in wardrobe respectfully.

MASTER BEDROOM

4.68 x 4.36 (15'4" x 14'4")

Having feature exposed ceiling with timber beams. Two central heating radiators. Stone fireplace with feature cast dog grate. High exposed beamed ceiling with fitted ceiling fan. Telephone and satellite TV points. Two wardrobes with chest of drawers and vanity wash hand basin. Two windows to front with exposed stone mullions and stone surround.

BEDROOM TWO

5.3 x 3.31 (17'5" x 10'10")

Having feature stone fireplace with cast dog grate. Two central heating radiators. Pedestal wash hand basin with tiled splashback. High exposed beamed ceiling with fitted ceiling fan. TV aerial connection. Two windows to front with exposed stone mullion and stone surround.

BEDROOM FOUR

3.20 x 2.30 (10'6" x 7'7")

Having central heating radiator. Exposed beamed ceiling with fitted fan. Two windows to front having exposed stone surround and stone mullion.

WALK-IN WARDROBE

2.71 x 2.13 (8'11" x 7'0")

Having fitted open wardrobes with hanging rails. Wall mounted Sime gas fired boiler which provides the domestic hot water and servicing the central heating system. Window to side. Power and lighting.

WELL APPOINTED BATHROOM

3.36 x 2.97 (11'0" x 9'9")

Having a white suite comprising vanity wash hand basin with tiled splashback, chrome mixer tap over, cupboards and drawers beneath with vanity cupboards and mirror with canopy having spotlights over. Boxed low level WC. Jacuzzi bath with chromed mixer tap / handheld shower. Separate tiled shower cubicle with chromed shower over. Central heating radiator. Exposed beamed ceiling. Recessed LED spot lights. Built-in airing cupboard housing large hot water cylinder with slatted shelves over. Window to side.

Glazed door with CORRIDOR LANDING off having central heating radiator. Window to side. Two panelled doors provide access to bedroom three and a further well appointed bathroom respectively.

BEDROOM THREE

4.11 x 4.13 (13'6" x 13'7")

Large double bedroom with views over garden. Having central heating radiator. Two windows to side.

SPACIOUS WELL APPOINTED BATHROOM TWO

3.83 x 2.90 (12'7" x 9'6")

Having a period white suite comprising large pedestal wash hand basin with mirror and shaving light above. Low level WC. Roll top free standing bath with claw feet and mixer tap with hand held shower over. Separate large walk-in shower cubicle with dual shower. Chromed ladder style heated towel rail. Panelled door providing access to a built-in linen cupboard. Recessed LED lighting. Exposed beam. Electric shaver point. Central heating radiator. Wooden braced and latched door with original stone steps. Window to side.

OUTSIDE

Immediately to the front of the property is a low maintenance foregarden area with wrought iron gated driveway and stone path providing access to the front entrance door, fronted by a stone wall.

A gated driveway is accessed to the rear of the property which provides excellent off street parking / storage / turning and in turn access to a stone built double garage and open fronted car port.

STONE BUILT DOUBLE GARAGE

5.55 x 4.59 extending to 5.59 (18'3" x 15'1" extending to 18'4")

Having power and lighting. Service door to side. Electric remote controlled up and over door to front. Two windows. Ladder steps provide access to a most useful hayloft style storage area having opaque sky lights and window to gable end. Two service doors.

DOUBLE OPEN FRONTED CAR PORT

4.22 x 4.25 (13'10" x 13'11")

Having sensor light.

The driveway gives way to a large lawned garden to rear with flowering and herbaceous borders, incorporating a timber deck with summer house. Within the garden there are two apple trees, one being an eating apple and the second being a Bramley cooking apple. Furthermore there is a wood store, timber garden shed and stone outside gardener's toilet plus garden store with adjacent paved patio area.

COUNCIL TAX BAND

Derbyshire Dales - Tax Band E

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 through Matlock crossing over the Crown Square roundabout into Causeway Lane (A615). Continue along this road passing Matlock Town Football Club and as you leave Matlock continue along this road passing Hall Leys Park and thereafter March House is located on the left hand side, set back from the road. Note there is a private driveway which leads to the rear of the property.

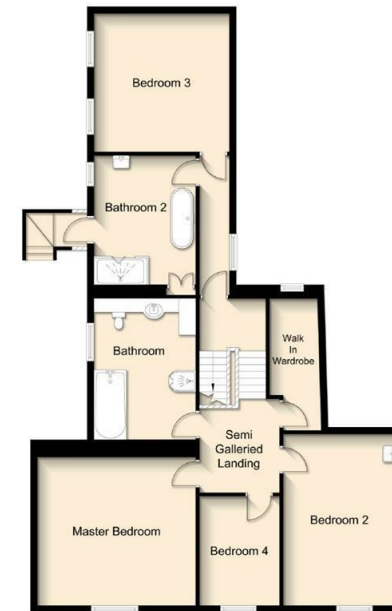
VIEWING

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

Ground Floor



First Floor



March House, 63 Matlock Green, Matlock Derbyshire, DE4 3BT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First

