

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

170 Church Street Matlock, Derbyshire DE4 3BZ



Characterful and recently skilfully extended two bedroomed semi-detached cottage with well proportioned landscaped garden to rear

- **NO UPWARD CHAIN** • Sealed unit double glazing • Gas fired central heating (underfloor wet system to garden room, inner hallway and utility room) • Sitting room with cast iron multi fuel stove • Fitted kitchen
- Well appointed utility room • Feature garden room / dining room with bi-fold doors leading onto patio / garden
- Two bedrooms • Spacious bathroom • Attractively recently landscaped well proportioned lawned garden with patio areas and flowering and herbaceous borders • Timber garden shed • Stone outside store
- Viewing strongly recommended •

Price guide £235,000



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GENERAL INFORMATION

This sale offers a rare opportunity to acquire this particularly well appointed and recently skilfully extended stone built two bedroomed semi-detached cottage, which also enjoys a recently landscaped lawned garden with patio areas to the rear aspect.

The property is sold with the benefit of gas fired central heating with underfloor heating (wet system) to the extended garden room / dining room, utility room and inner hallway, sealed unit double glazing and no upward chain. Internally the property briefly comprises of a sitting room with multi fuel stove, fitted kitchen, rear hallway leading to a well appointed utility room and a garden room / dining room, which enjoys large bi-fold doors connecting to the recently landscaped garden. To the first floor is bedroom one and a spacious bathroom and a separate staircase leading to attic bedroom two.

Outside to the rear of the property is a recently landscaped lawned garden which incorporates flowering and herbaceous borders and two well proportioned patio areas, enjoying a south westerly aspect.

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 seven miles to the North, Derby is approx 15 miles to the south, Chesterfield approx 10 miles to the north and Sheffield 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 is approx 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network.

ACCOMMODATION

Solid oak leaded glazed entrance door provides access to:

SITTING ROOM 3.58m x 3.99m (11'9" x 13'1")

Note the latter measurement being taken into the recess adjacent to the chimney breast incorporating a cast iron multi fuel stove positioned on a raised slate hearth with red brick back. Adjacent TV plinth having telephone jack point and cupboard beneath housing the gas and electricity meters. Electricity consumer unit. Central heating radiator. Exposed ceiling beam. Sealed unit double glazed sash style window in upvc frame to front. Panelled door provides access to a most useful under stairs storage cupboard. In turn the sitting room leads into:

FITTED KITCHEN 3.13m x 3.08m (10'3" x 10'1")

Having a range of wood blocked preparation surfaces featuring a recessed ceramic sink unit with mixer tap over, tiled splashback and a range of handmade panelled base drawers and cupboards beneath. Complementary wall mounted cupboards over. Belling range style cooker which incorporates a five ring gas hob with wall mounted filter canopy over with oak lintel over and with grill and two ovens beneath. Recessed LED spot lights. Central heating radiator. Panelled door with staircase off to first floor. Large doorway with exposed timber lintel leading into an inner hallway. Sealed unit double glazed sash style window in upvc frame to rear with exposed lintel over, overlooking the utility room.

INNER HALLWAY 1.70m x 1.19m (5'7" x 3'11")

Having oak steps leading into the garden room / dining room. Under floor heating (wet system). Feature concealed sliding door leads into:

UTILITY ROOM 1.69 x 1.81m (5'7" x 5'11")

Having a preparation surface with integrated washing machine and dishwasher, note there is a third appliance space ideal for a tumble dryer. Complementary wall mounted cupboards over with LED under lighting. LED spot lights. Under floor heating (wet system). Sealed unit double glazed sky light window. Powder coated aluminium double glazed door to side, providing access to the front and rear of the property.



GARDEN ROOM/ DINING ROOM 3.81m x 3.14m (12'6" x 10'4")
 Having Brazilian slate tiled floor covering with under floor heating (wet system). Sealed unit double glazed powder coated aluminium framed window to side and matching bi-fold doors which allows the room to seamlessly flow onto the large stone paved patio and lawned garden, which must be seen to be appreciated.

FIRST FLOOR

LANDING

Having three panelled doors, which provide access to bedroom one, the bathroom and staircase off to the second floor attic bedroom.

BEDROOM ONE 3.62m x 3.60m (11'11" x 11'10")

Having built-in fitted wardrobes with hanging rails and shelves. Useful under stairs storage cupboard. Central heating radiator. Exposed ceiling beam. Recessed spot lights. Sealed unit double glazed sash style window in upvc frame to front, with rooftop views towards surrounding countryside.

WELL PROPORTIONED BATHROOM 3.05m x 2.12m (10'0" x 6'11")

Having a white suite comprising pedestal wash hand basin with chromed mixer tap, low level WC and bath with chromed mixer tap and chrome shower over. Two ladder style chromed heated towel rails. Recessed LED spot lights. Electric extractor fan. Over stairs storage cupboard which houses the wall mounted Baxi combination condensing boiler which provides domestic hot water and services the central heating system. Sealed unit double glazed opaque sash window in upvc frame to rear.

SECOND FLOOR

BEDROOM TWO 3.68m x 3.21m (12'1" x 10'6")

Note the measurements include the stairwell. The latter measurement being taken onto the exposed timber purlins to front and rear having useful storage areas accessed via panelled doors within the front and rear eaves. Central heating radiator. Two sealed unit double glazed roof light windows with fitted

blinds to the front, having roof top views towards Riber Castle and surrounding countryside. Further matching window to rear.

OUTSIDE

Immediately to the front of the property are stone steps which lead up to a path providing access to the front entrance door, having a paved patio and gravelled foregarden area with wood store.

Immediately to the rear of the property is a particularly attractive and well proportioned landscaped garden which features, as described, a stone paved patio area and gives way to a lawned garden. There are an extensive range of sleeper edged flowering and herbaceous borders which leads to a second sleeper plum slate chipped patio area. Furthermore there is a timber garden shed and the garden is enclosed by a range of close lapped timber fencing. There is a pedestrian right-of-way to the adjacent property.

STONE OUTSIDE STORE 1.34m x 1.36m (4'5" x 4'6")

This outside store is the top end outside store.

COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band B

DIRECTIONAL NOTE

The approach from Matlock Town Centre is to proceed along Causeway Lane passing Hall Leys Park and Matlock Town Football Club, thereafter turning right into Church Street. Proceed along Church Street and having passed the Church and Duke of William Public House number 170 can be found located on the right hand side, shortly before reaching The Shortlands.

VIEWING

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



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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 here have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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