

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Plot 24 The Chater, Off Chesterfield Road Matlock, Derbyshire, DE4 5LA



Delightful affordable and easy to manage three bedroomed semi-detached property offers contemporary style living over three floors

- Being offered for sale with immediate vacant possession • An ideal professional couples property • Well situated on the fringe of the Town of Matlock • **Ground Floor** - Entrance hall with guest cloakroom • Superbly appointed fitted kitchen with integrated appliances • Rear living room with dining area • **First floor** - Two well proportioned bedrooms and a family bathroom • **Second Floor** - Superb master suite with luxury en-suite facilities
- **Outside** - Neat easy to manage garden and car space to the rear •

Price £260,000



39 DALE ROAD, MATLOCK, DERBYSHIRE DE4 3LT TEL: 01629 584591
matlock@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

Enjoying a favoured position on the fringe of this improving residential development on the outskirts of Matlock Town Centre this stone built three storey semi-detached property offering easy to manage and affordable accommodation, an ideal purchase for a professional couple.

Internally the property provides good sized entrance hall with ground floor cloakroom, front kitchen being well-equipped with quality units and Smeg appliances throughout, rear living room with dining area. To the first floor are two good sized bedrooms and a family bathroom and to the second floor is a luxury bedroom suite offering en-suite shower room and built-in wardrobes. Outside is an easy to manage garden and car space.

The sale provides a good opportunity to acquire a delightful semi-detached property in a unique and much sought after favoured location - viewing recommended.

LOCATION

The Development is situated on the fringe of the market town of Matlock which boasts a wide vibrant range of local facilities, cafes, restaurants and bars. Local parks are also close at hand.

A home in the heart of Derbyshire. Treetops enjoys an enviable location in Matlock, a beautiful town at the edge of Derbyshire's Peak District. Wake up to dramatic views of Matlock, Riber Castle and the

Derwent Valley, and make the most of the open spaces and local antiquities, such as Bailey's Tump. We've designed the homes in this development with features such as slate roofs and stone facings so they blend in perfectly with the surroundings.

Treetops is just a mile from Matlock, a small yet thriving town with all the shops and conveniences you could need. Matlock Bath a unique village with the feel of a traditional seaside town is just down the road, while excellent transport links put the cities of Nottingham, Derby and Sheffield within easy reach.

ACCOMMODATION

HALL

CLOAKS 1.08m x 2.68m (3'7" x 8'10")

FITTED KITCHEN 2.56m x 3.06m (8'5" x 10'0")

LOUNGE 2.56m x 1.46m (8'5" x 4'9")

DINING AREA 2.56m x 1.46m (8'5" x 4'9")

FIRST FLOOR

LANDING

BEDROOM TWO 4.83m x 3.47m (15'10" x 11'5")

BEDROOM THREE 2.71m x 4.36m (8'11" x 14'4")

BATHROOM 2.10m x 1.93m (6'11" x 6'4")

SECOND FLOOR

MASTER BEDROOM 3.13m x 4.99m (10'3" x 16'4")



EN-SUITE 2.37m x 1.88m (7'9" x 6'2")

OUTSIDE

There is an easy to manage garden to rear with small patio area and enclosed by close lapped timber fencing.

COUNCIL TAX BAND

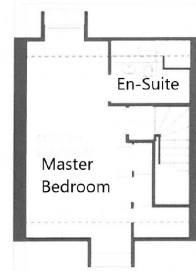
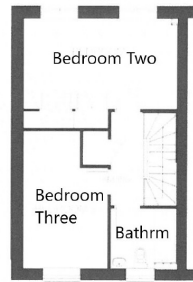
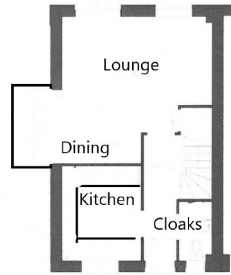
Derbyshire Dales - Not Known

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. Proceed into Matlock crossing over the Crown Square roundabout and upon reaching the mini roundabout junction bear left into Steep Turnpike. Proceed along Steep Turnpike and upon reaching the T-junction bear left onto Chesterfield Road. Continue to climb Chesterfield Road and eventually the Treetops Development will be located on the right hand side and Plot 24 is facing Chesterfield Road.

VIEWING

Strictly by appointment through Scargill Mann & Co on 01629 584591 (DM/JO)



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.

ASHBOURNE
BURTON UPON TRENT
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LETTINGS
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WIRKSWORTH

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
6 St James's Street, Derby, DE1 1RL
42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620
Tel: 01283 520490
Tel: 01629 823489

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk
tutbury@scargillmann.co.uk
wirksworth@scargillmann.co.uk