

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

16 Matlock Green Matlock, Derbyshire DE4 3BT



Particularly well appointed characterful three double bedroomed end terraced property with two storey garage / former barn **NO UPWARD CHAIN**

- Gas fired central heating • Sealed unit upvc double glazing (sash style in parts) • Feature entrance hallway with Minton tiled styled floor covering • Sitting room with feature fireplace and bay window to front
- Dining room with large range style stone fireplace • Feature fitted kitchen • Principal bedroom with large fitted wardrobes • Two further double bedrooms • Well appointed shower room
 - Landscaped low maintenance garden to rear enjoying south westerly aspect
 - Separate two storey stone garage / former barn with garden area to rear •

Offers around £299,950



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GENERAL INFORMATION

This sale offers a rare opportunity to acquire this particularly well appointed three double bedroomed end terraced property which occupies a highly convenient location within walking distance of Matlock Town Centre. The property has the benefit of a two storey stone built garage / former barn.

The property is sold with the benefit of no upward chain, gas fired central heating and sealed unit upvc double glazing. Internally briefly comprises of a feature entrance hallway with Minton tiled style floor covering, sitting room with stone fireplace and bay window to front, dining room with stone range style fireplace and a well proportioned and appointed fitted kitchen. To the first floor is a principal bedroom with fitted wardrobes, two further double bedrooms and a feature well appointed shower room.

Outside to the rear of the property is a low maintenance paved patio garden enjoying a south westerly aspect having views towards St Giles Church. Additionally undoubtedly a feature of the sale is the detached stone built two storey garage / former barn which has a garden area to the rear.

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.

The railway station in Matlock has regular trains to Derby which also connect to London St Pancras (approx 2.5 hours). Junction 28 of the M1 Motorway is approx 12 miles providing swift onwards travel to the north and south, other nearby regional centres.

ACCOMMODATION

Panelled and leaded opaque glazed door with fan light over provides access to:

FEATURE ENTRANCE HALLWAY

Having Minton tiled styled floor covering. Period styled central heating radiator. Picture rail, moulded cornice and ceiling rose. Staircase off to first floor. Twin glazed doors lead into a sitting room and a further panelled and glazed door provides access to the dining room.

SITTING ROOM 3.82m x 4.63m (12'6" x 15'2")

Note the former measurement being taken into the recess adjacent to the chimney breast and the latter measurement being taken into the full depth of bay window which incorporates three sealed unit double glazed working sash windows. Two period styled central heating radiators. Feature fireplace surround with cast iron fireplace having decorative tiled inserts, raised tiled hearth and fitted real flame gas fire. Satellite TV connection. Picture rail, moulded cornice and ceiling rose.

DINING ROOM 3.98m x 3.60m (13'1" x 11'10")

Note the former measurement being taken into the full depth of the recess adjacent to the chimney breast which incorporates a feature range style stone fireplace with raised tiled hearth, red brick back and featuring a cast iron wood burning stove. To the adjacent chimney recesses are built-in storage cupboards, one of which houses the electricity meter and electricity consumer unit. Period styled central heating radiator. Ceramic tiled floor covering. Picture rail, coved cornice and ceiling rose. Telephone jack point. Sealed unit double glazed window in upvc frame to rear. Large doorway opening leads into:

FITTED KITCHEN 5.37m x 2.85m (17'7" x 9'4")

Having extensive range of preparation surfaces with matching upstands, incorporating an inset stainless steel sink unit, adjacent drainer, chromed swan necked mixer tap over. Panelled base drawers and cupboards beneath incorporating soft closing fittings plus complementary wall mounted cupboards over. Feature Rangemaster range style cooker which incorporates a five ring Induction hob with two electric ovens, a grill and a storage cupboard with glazed splashback and large extractor canopy over. Integrated dishwasher, washing machine and tumble dryer. Appliance space for a large fridge / freezer. Integrated wall mounted Worcester condensing combination boiler which houses the domestic hot water and services the central heating system. Period styled central



heating radiator. Coved cornice. Ceramic tiled floor covering. Panelled and glazed door provides access to a most useful under stairs storage cupboard with a continuation of the ceramic tiled floor covering. Wooden panelled and double glazed Farmhouse styled door to side with fan light over and adjacent sealed unit double glazed window in upvc frame, having roof top views towards surrounding countryside. Further sealed unit double glazed sash styled window in upvc frame to rear overlooks the garden and has rooftop views towards St Giles Church.

FIRST FLOOR

SEMI-GALLERID LANDING

Having handrail, balusters and newel post. Trap door access to roof space. Picture rail, coved cornice and ceiling rose. Wooden panelled and opaque glazed door provides access to a most useful linen cupboard having an extensive range of slatted shelving. Four further panelled and opaque glazed doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 4.92m x 3.60m (16'2" x 11'10")

Note the former measurement being taken into the recess adjacent to the chimney breast and the room width fitted wardrobes which incorporate hanging rails, shelves and basket drawers. Period style central heating radiator. Picture rail. Coved cornice and ceiling rose. Two sealed unit double glazed sash style windows in upvc frames to front with roof top views over Matlock Town.

BEDROOM TWO 3.64m x 3.18m (11'11" x 10'5")

Note the latter measurement being taken into the recess adjacent to the chimney breast which incorporates an original cast iron fireplace. Period style central heating radiator. Picture rail, coved cornice and ceiling rose. Sealed unit double glazed sash style window in upvc frame to rear with roof top views towards St Giles Church.

BEDROOM THREE 2.92m x 2.49m (9'7" x 8'2")

Having period styled central heating radiator. Picture rail, coved cornice and ceiling rose. Sealed unit double glazed sash style window in upvc frame to rear with roof top views towards St Giles Church.

WELL APPOINTED SHOWER ROOM 1.94m x 2.66m (6'4" x 8'9")

Being part tiled and having a period styled white suite comprising large pedestal wash hand basin with chromed taps, WC with high level cistern and large wet room styled walk-in shower cubicle with dual jet shower.

Large feature heated towel rail / radiator. Picture rail and coved cornice. Electric extractor fan. Sealed unit double glazed opaque sash window in upvc frame to side.

OUTSIDE

Immediately to the rear of the property is a courtyard area having cold water tap and outside power. To the rear is a particularly attractive patio garden with raised wooden edged flowering and herbaceous borders enclosed by a range of contemporary styled low level fencing and dry stone wall. The garden enjoys a south westerly aspect with views towards Riber Castle and St Giles Church. There is a pedestrian gate to side and right-of-way to adjacent neighbouring property.

DETACHED TWO STOREY GARAGE / FORMER BARN 3.52m x 4.20m plus 2.28m x 4.35m (11'7" x 13'9" plus 7'6" x 14'3")

Having a ROOM ABOVE measuring 3.52m x 4.20m (11'7" x 13'9") Note the vendor has a staircase to access the first floor which is currently not fitted. Twin wooden doors to front. Door to side.

There is an area of garden to the rear of the detached garage / former barn with stone flags, gravelled area and LEAN-TO FORMER OUTSIDE WC 1.50m x 1.22m (4'11" x 4'0").

COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band C

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 just past Hall Leys Park and number 16 Matlock Green will be located on the right hand side as denoted by our for sale board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT 01.12.2020)



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
DERBY
MATLOCK
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TUTBURY
WIRKSWORTH

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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

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