

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

5 River Walk

Dale Road, Matlock, Derbyshire DE4 3PP



**Well proportioned four bedroomed three storey end town house
within walking distance of Matlock town centre**

- NO UPWARD CHAIN
- Reception Hallway • Well proportioned L-Shaped Living Room, Dining Kitchen • Guests' Cloakroom
 - First Floor : Bedroom One with En-Suite, Bedroom Two and Bathroom
 - Second Floor : Large Landing / Study Area, Two further Bedrooms
 - Paved courtyard garden and parking space •

Guide price £225,000



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser to acquire this particularly well proportioned three storey four bedroomed semi detached property occupying a convenient location within walking distance of Matlock town centre.

The property is sold with the benefit of no upward chain, gas fired central heating, sealed unit double glazing and internally briefly comprises of a reception hallway, L-shaped living room, dining kitchen, guests' cloakroom on the ground floor. To the first floor is bedroom one with ensuite, bedroom two and the bathroom. On the second floor there is a large landing / study area and two further bedrooms. Outside is a paved courtyard garden and parking space.

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

ACCOMMODATION

Panelled and sealed unit double glazed opaque mahogany entrance door with matching fanlight over provides access to:

RECEPTION HALLWAY

Having central heating radiator, cupboard housing the electricity consumer unit, sealed unit double glazed window to side, staircase off to first floor with handrail and a panelled door provides access to:

SITTING ROOM 5.02m x 3.60m (16'6" x 11'10")

With continuation of the oak effect flooring, feature fireplace incorporating living flame gas fire, double central heating radiator, sealed unit double glazed sash style window to the front. Useful under-stairs storage cupboard. Doorway leads to;

WELL PROPORTIONED L-SHAPED DINING KITCHEN 4.59m x 3.17m (15'1" x 10'5")

Note the measurements include the guest cloakroom. Having a range of roll edged preparation surfaces incorporating an inset stainless steel sink unit with adjacent drainer, chromed mixer tap over and having panelled base drawers and cupboards beneath relieved by brushed aluminium handles. Complementary wall mounted cupboards over. Inset four ring stainless steel Baumatic gas hob with glass splashback, chromed filter canopy over and electric fan assisted oven beneath. Three appliance spaces one having plumbing suitable for an automatic washing machine a second with plumbing for a dishwasher and a third ideal for a large fridge / freezer. Cupboard housing wall mounted Ideal combination boiler which provides the domestic hot water and services the central heating system. Central heating radiator. Recessed spot lights. Ceramic tiled floor covering. Sealed unit double glazed window to side. Sealed unit double glazed window and panelled and opaque glazed wooden door with fan light over to rear which overlooks and provides access to the garden. A further panelled door provides access to:



GUESTS' CLOAKROOM

Having a white suite comprising vanity wash hand basin with chrome effect mixer tap over and tiled splash back and low level wc. Continuation of the ceramic tiled floor covering. Electric extractor fan.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having a handrail, balusters and post with a continuation of the staircase off to the second floor. Central heating radiator, Three panelled doors provide access to bedroom one, bedroom two and the bathroom respectively.

BEDROOM ONE 4.58m x 2.56m (15'0" x 8'5")

Having central heating radiator, tv aerial point, sealed unit double glazed wooden framed sash window to front. Panelled door provides access to:

WELL APPOINTED EN-SUITE SHOWER ROOM

With stone effect ceramic floor tiling, pedestal wash hand basin, low flush WC and shower cubicle with mains mixer shower. Obscure double glazed sash window to the front and chrome centrally heated ladder style towel rail. Complementary ceramic wall tiling and extractor fan.

BEDROOM TWO 3.59m x 2.58m (11'9" x 8'6")

Having central heating radiator, tv aerial point, sealed unit double glazed sash effect window to rear.

WELL APPOINTED FAMILY BATHROOM 1.96m x 1.87m (6'5" x 6'2")

With full suite in white comprising panelled bath with mixer tap and shower attachment over. Low flush WC and vanity unit with built in ceramic wash hand basin having modern mixer tap. Stone effect ceramic wall tiling, extractor fan, ladder style centrally heated radiator and obscure sealed unit double glazed window to the rear elevation.

SECOND FLOOR

LARGE LANDING / STUDY AREA 2.02m x 2.86m (6'8" x 9'5")

Note: The measurement being taken into the rear eave, sealed unit double glazed Velux roof light window. Two panelled doors provide access to bedrooms three and four respectively.

L-SHAPED BEDROOM THREE 4.58m x 2.80m extending to 3.58m (15'0" x 9'2" extending to 11'9")

Having central heating radiator, TV aerial point, sealed unit double glazed window to front with riverside views.

BEDROOM FOUR 3.63m x 2.42m (11'11" x 7'11")

Note: The former measurement being taken into the eave to rear. Sealed unit double glazed Velux roof light window with fitted blind. Central heating radiator.

OUTSIDE

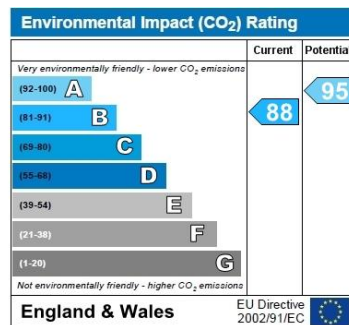
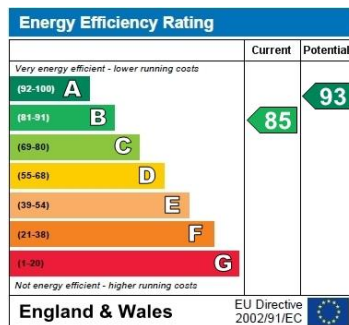
Immediately to the rear of the property is a patio courtyard garden with herbaceous border. Note there are steps leading to the communal car park and this property has an allocated parking space.

DIRECTIONAL NOTES

The approach from our Matlock Office is to proceed south along the A6 passing under the railway bridge and shortly thereafter number 1 River Walk will be located on the right hand side clearly denoted by our "For Sale" board.

VIEWING

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

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