

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

7 Buckley Drive Matlock, Derbyshire DE4 5PN



Wheeldon's built well proportioned three double bedroomed semi-detached property enjoying cul-de-sac location with large garden to rear

- Located on the outskirts of Matlock with access to surrounding countryside
- 10 Year NHBC Guarantee (7 years remaining) • Gas central heating • Sealed unit double glazing
- Reception hallway • Guest cloakroom • Sitting room • Well appointed and proportioned dining kitchen • Utility room • Bedroom one having fitted wardrobes and en-suite • Two further double bedrooms • Bathroom • Driveway providing off street parking for two vehicles • Patio and large garden to rear •

Offers in excess of £287,000



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser to acquire this Wheeldon's built (December 2017) well proportioned three double bed roomed semi-detached property, enjoying a well proportioned garden plot to rear.

The property is sold with the benefit of a 10 year NHBC Guarantee with 7 years remaining, gas fired central heating and sealed unit upvc double glazing. Internally the property briefly comprises of a reception hallway, guest cloakroom, sitting room, well proportioned and appointed fitted dining kitchen with French doors leading onto a patio and garden beyond. There is also a utility room. To the first floor is a principal bedroom with fitted wardrobes and en-suite, two further double bedrooms and a well appointed bathroom.

Outside to the front of the property is a foregarden area with driveway to side providing off street parking for two vehicles. As already described unusually to the rear of the property is a large lawned garden with a paved patio area and timber garden shed.

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. Matlock train station is served by East Midlands Trains with a journey time to Derby of just 34 minutes.

ACCOMMODATION

Panelled and opaque leaded glazed entrance door provides access to:

RECEPTION HALLWAY 2.14m x 1.89m (7'0" x 6'2")

Having staircase off to first floor with handrail. Central heating

radiator. Three panelled doors which provide access to the sitting room, dining kitchen and guest cloakroom respectively.

GUEST CLOAKROOM 1.13m x 1.48m (3'8" x 4'10")

Having a white suite comprising pedestal wash hand basin with chromed mixer tap and tiled splashback. Low level WC. Central heating radiator. Electric extractor fan. Recessed spot lights.

SITTING ROOM 5.47m x 3.04m (17'11" x 10'0")

Having TV aerial connection. Two central heating radiators. Electrical spur ideal for electric fire. Telephone jack point. Sealed unit double glazed window in upvc frame to front. Sealed unit double glazed window in upvc frame to rear overlooking the garden.

FITTED DINING KITCHEN 5.49m x 2.93m (18'0" x 9'7")

Having an extensive range of granite preparation surfaces with matching splashback upstands and featuring a recessed one and a half stainless steel sink unit with swan necked chromed mixer tap over. Range of contemporary styled base grey drawers and cupboards beneath, relieved by soft closing fittings and brushed aluminium handles. Complementary wall mounted cupboards over. Inset five ring stainless steel gas hob with stainless steel filter canopy over and electric fan assisted oven beneath. Integrated dishwasher and fridge / freezer. Ceramic tiled floor covering. Central heating radiator. Recessed LED spot lights. TV aerial connection. Sealed unit double glazed window in upvc frame to front. Sealed unit double glazed French doors in upvc frames to rear, which overlook and provide access to the garden and immediate patio area. Panelled door provides access to:

UTILITY ROOM 2.13m x 1.90m (7'0" x 6'3")

Having an extensive range of granite preparation surfaces with matching splashback upstands and having a recessed stainless steel sink unit with chromed mixer tap over. Appliance space for an automatic washing machine and a second appliance space ideal for a tumble dryer. Contemporary styled base drawers and cupboards beneath relieved by brushed aluminium handles. Complementary wall mounted cupboard over and full length storage cupboard to side. Integrated wall mounted Vaillant gas fired condensing boiler which provides domestic hot water and services the central heating



system. Continuation of the ceramic tiled floor covering. Central heating radiator. Recessed LED spot lights. Electricity consumer unit. Panelled and opaque double glazed door to rear providing access to the garden.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having a handrail, balusters and post. Central heating radiator. Trap door access to roof space. Sealed unit double glazed window in upvc frame to rear. Panelled door provides access to a built-in airing cupboard which houses an un-vented Vaillant pressured hot water cylinder with slatted shelf over. Four panelled doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 3.75m x 3.11m (12'4" x 10'2")

Having central heating radiator. TV aerial connection. Telephone jack point. Built-in wardrobe with mirrored sliding doors having hanging rail and shelf over. Sealed unit double glazed window in upvc frame to rear. Panelled door provides access to the:

L-SHAPED EN-SUITE 1.63m x 3.12m (5'4" x 10'3")

Note the latter measurement is a maximum measurement taken into the depth of the tiled shower cubicle with chromed shower over. There is a low level WC and pedestal wash hand basin with chromed mixer tap over. Central heating radiator. Electric shaver point. Recessed LED spot lights. Sealed unit double glazed opaque window in upvc frame front.

BEDROOM TWO 3.00m x 3.02m (9'10" x 9'11")

Having central heating radiator. Sealed unit double glazed window in upvc frame to front.

BEDROOM THREE 3.24m x 2.40m (10'8" x 7'10")

Having central heating radiator. Telephone jack point. Sealed unit double glazed window in upvc frame to rear.

BATHROOM 2.12m x 1.69m (6'11" x 5'7")

Being part tiled and having a white suite comprising pedestal wash hand basin with chromed mixer tap, low level WC and bath with glass shower screen, chromed mixer tap / shower over. Chromed

ladder style heated towel rail. Sealed unit double glazed opaque window in upvc frame to front.

OUTSIDE

Immediately to the front of the property is a lawned foregarden with path providing access to the entrance door and adjacent block paved driveway which provides off street parking for two vehicles and gate that leads to the garden.

Immediately to the rear of the property is a particularly well proportioned garden plot which incorporates a paved patio area and lawned garden with herbaceous borders, enclosed by a range of close lapped timber fencing and having a timber garden shed. The garden has a south westerly aspect.

NOTE

There is a ground maintenance charge of £209.60 per annum (2021).

COUNCIL TAX BAND

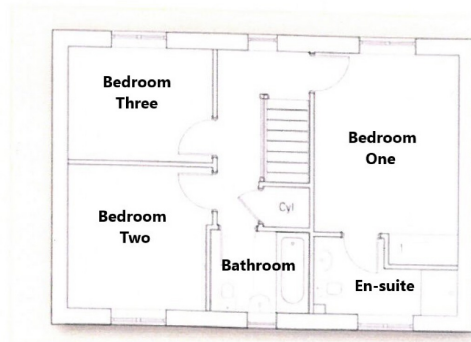
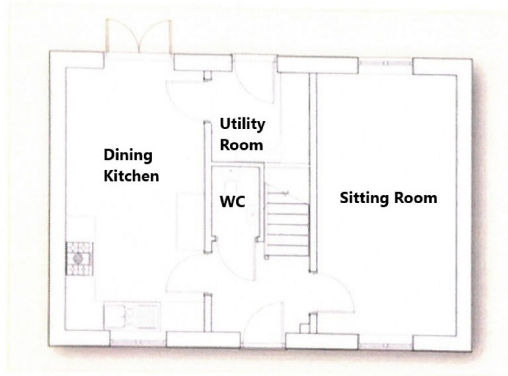
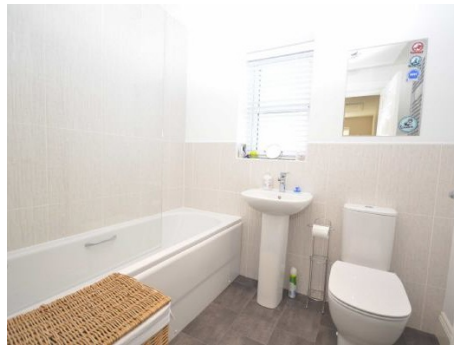
Derbyshire Dale District Council - Tax Band C

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 into Matlock and upon reaching the Crown Square Roundabout bear left into Bank Road, follow Bank Road which becomes Rutland Street and thereafter Wellington Street. Upon reaching the crossroads bear left onto Chesterfield Road (A632), continue along this road taking the third turning on the left into Moorcroft. Proceed along Moorcroft taking the turning on the left into Buckley Drive where the property is shortly located on the left hand side.

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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