

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

**271 Smedley Street**  
Matlock, Derbyshire DE4 3LH



**Well positioned and presented three bedroomed detached bungalow  
enjoying large garden plot and stunning views to rear aspect  
Potential to extend, subject to planning permission**

- Spacious reception hallway • Sitting room with Clearview wood burning stove - enjoying superb far reaching views • Well appointed recently fitted dining kitchen • Three bedrooms • Well presented bathroom with separate shower cubicle • Large garden to rear - enjoying stunning south westerly views • Driveway providing off street parking and large foregarden area with potential to extend driveway • Garage with electric door •

**Offers around £425,000**



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## GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this detached well proportioned and presented three bedroomed bungalow, which enjoys a large garden plot with stunning south westerly aspect / views. There is potential to further extend the property, subject to planning permission.

The property is sold with the benefit of gas fired central heating, sealed unit upvc double glazing and internally briefly comprises of a well proportioned reception hallway, sitting room with Clearview wood burning stove and views, well appointed dining kitchen, three bedrooms and a well presented bathroom.

To the front of the property is a driveway which provides ample off street parking and access to the garage with electric door. It should also be noted there is a good sized foregarden area which could be utilised to create a larger driveway and extend the property to the front aspect, subject to planning permission and building regulation approval.

Immediately to the rear of the property is a large garden which enjoys a south westerly aspect and superb far reaching views with private deck and patio areas plus a large undercroft store. It should be noted there is excellent potential to further extend the property to the rear aspect, subject to planning permission and building regulation approval.

## LOCATION

Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The property is a 5 minute walk to a popular primary school and a 10 minutes walk to County Offices. 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

Twin panelled and opaque double glazed upvc entrance doors providing access to:

## **ENTRANCE LOBBY**

Having Travertine tiled floor covering and twin pine glazed doors leading into:

## **RECEPTION HALLWAY 3.69, x 2.41m (12'1" x 7'11")**

Having two sets of twin glazed pine doors which lead into the dining kitchen and sitting room respectively. A further oak panelled veneered door leads into an internal hallway. Engineered oak floor covering. Panelled doors provide access to a built-in cloaks cupboard having hanging rail, shelves and cupboards over.

## **SITTING ROOM 6.07m x 3.67m (19'11" x 12'0")**

Note the former measurement being taken into the recess adjacent to the exposed red brick chimney breast which features a raised stone tiled hearth and having a cast iron Clearview wood burning stove. Engineered oak board floor covering. Coved cornice. Telephone jack point. Satellite TV connection. Decoratively boxed central heating radiator. Two sealed unit double glazed windows in upvc frames to front which overlook the foregarden area. A large sealed unit double glazed picture window in upvc frame, having matching glazed door to side, overlooks and provides access to a private decked patio area and enjoys a superb far reaching view. Please note there is excellent potential to further extend the property from this room, subject to building regulation / planning permission approval.

## **WELL APPOINTED FITTED DINING KITCHEN 4.38m x 3.54m (14'4" x 11'7")**

Having an extensive range of Quartz preparation surfaces with matching upstands and a recess one and a half stainless steel Blanco sink unit having chromed mixer tap over. Range of light panelled base drawers and cupboards beneath, relieved by soft closing fittings. Complementary wall mounted cupboards over with under lighting. Inset Neff stainless steel five ring gas hob with glass splashback and stainless steel extractor canopy over with Neff electric fan assisted oven beneath. Appliance space suitable for a large American style fridge / freezer with plumbing. Integrated dishwasher and washing machine. Integrated bin store. Limestone floor covering. Feature central heating radiator. Trap door access to roof space. Integrated wall mounted Baxi condensing boiler which provides domestic hot water and services the central heating system. Furthermore the electricity and gas meters are located within the kitchen. Sealed unit double glazed window in upvc frame to front and side.



#### **INNER HALLWAY**

Having four oak panelled veneered doors which provide access to the bedrooms and bathroom respectively.

#### **BEDROOM ONE 3.61m x 3.61m (11'10" x 11'10")**

Having central heating radiator. Large sealed unit double glazed picture window in upvc frame to rear, providing great natural light, overlooks the garden and takes full advantage of the superb far reaching views over the surrounding countryside, towards High Tor, the Heights of Abraham and Riber Castle.

#### **L-SHAPED BEDROOM TWO 3.72m x 3.64m (12'2" x 11'11")**

Note the latter measurement being a maximum measurement. Central heating radiator. Coved cornice. Large sealed unit double glazed picture window in upvc frame to rear, again providing great natural light, enjoying superb far reaching views over the surrounding countryside, towards High Tor, the Heights of Abraham and Riber Castle.

#### **BEDROOM THREE 2.76m x 2.55m (9'1" x 8'4")**

Having central heating radiator. Coved cornice. Built-in wardrobe with panelled sliding doors having hanging rails and shelves. Sealed unit double glazed window in upvc frame to side.

#### **WELL APPOINTED BATHROOM 2.64m x 1.63m (8'8" x 5'4")**

Note the measurements exclude the shower cubicle. The bathroom incorporates a contemporary styled white suite comprising of a vanity wash hand basin with feature chromed mixer tap over, boxed low level WC and bath with feature chromed mixer tap. Travertine tiled shower cubicle with twin jet chrome shower. Travertine tiled wall covering. Travertine tiled floor with electric under floor heating. Chromed ladder style heated towel rail. Recessed LED spot lights. Sealed unit double glazed opaque window in upvc frame to side.

#### **OUTSIDE**

Immediately to the front of the property is a flowering and herbaceous foregarden area and a gravelled patio area. Furthermore there is a tarmacadamed driveway which provides off street parking and access to the garage.

#### **GARAGE 6.12m x 4.03m (20'1" x 13'3")**

Note the latter measurement being a maximum measurement. Having power, lighting and storage in the loft area. Electric remote controlled door to front. Wooden door to side and sealed unit double glazed

window in upvc frame to rear.

To the side of the property is a stone paved patio area which can be accessed from the front of the property via a gate or the kitchen door. This area currently houses two wood stores and cold water tap. There are matching stone paved steps leading to the rear of the property.

To the rear is a large decked patio area and stone paved patio area which provides access to a further decked patio which, as described, can also be accessed from the sitting room or the side garage door. Undoubtedly a feature of the sale is the extensive lawned garden incorporating flowering and herbaceous borders. The garden enjoys stunning south westerly aspect / far reaching views over surrounding countryside, towards High Tor and the Heights of Abraham. Accessed off the rear of the property is a **LARGE UNDERCROFT TWO ROOMED STORE** -

**ROOM ONE 3.66m x 3.64m (12'0" x 11'11")**

**ROOM TWO 3.76m x 3.64m (12'4" x 11'11")**

#### **COUNCIL TAX BAND**

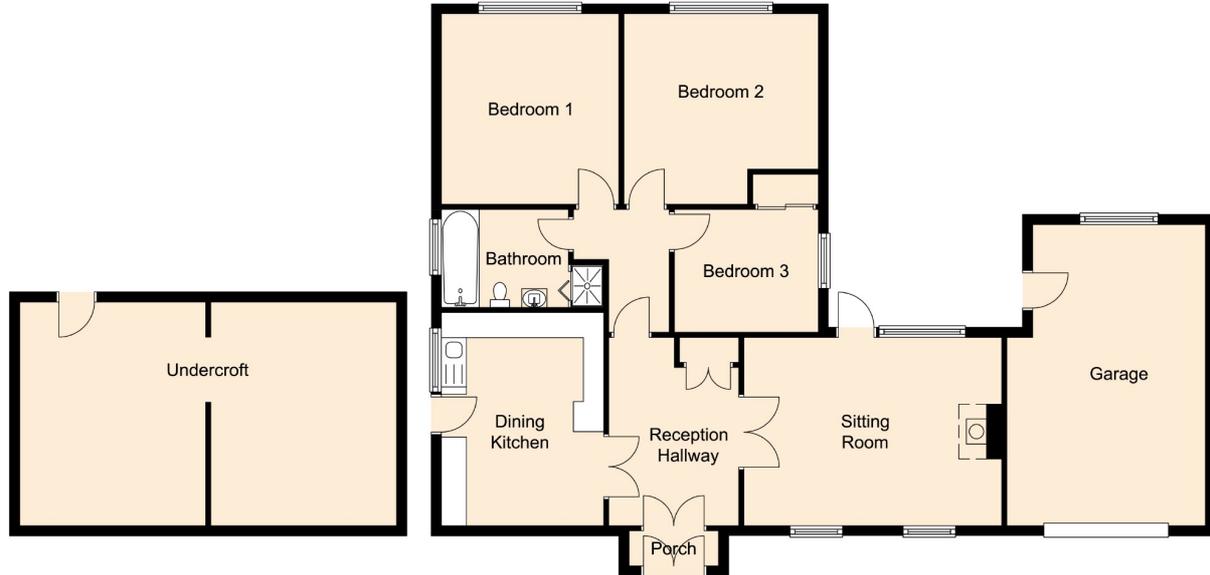
Derbyshire Dales District Council - Tax Band D

#### **DIRECTIONAL NOTE**

The approach from our Matlock Office is to proceed north along the A6 (Dale Road), passing the Sainsbury's superstore and upon reaching the roundabout junction turn right for Matlock. Continue along this road taking the first turning left into Dimple Road, proceed along this road which becomes Hurds Hollow. After passing the Primary School reaching the T-junction turn right onto Old Hackney Lane, which becomes Smedley Street, where the property is shortly located on the right hand side, clearly denoted by our "for sale" board.

#### **VIEWING**

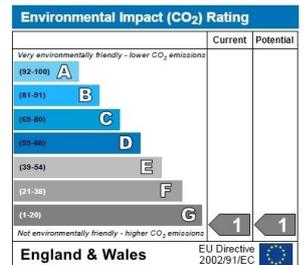
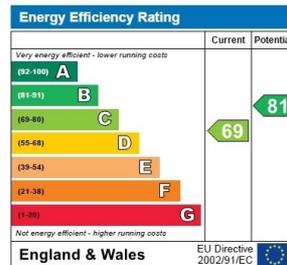
Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT 07.01.2020)



## 271 Smedley Street, Matlock DE4 3LH

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 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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**BURTON UPON TRENT**  
**DERBY**  
**MATLOCK**  
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**TUTBURY**  
**WIRKSWORTH**

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 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  
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