

**HANWOOD  
116 CAVENDISH ROAD  
MATLOCK  
DERBYSHIRE DE4 3HE**



## **O A £380,000 No Chain**

**A most attractive detached four bedroom home with extended accommodation and standing within a sought after residential location on the outskirts of the town.**

Built in the early 1900s, of stone with part rendered elevations and a blue slate roof, the house was extended at ground floor level in recent years. The extension provides flexible additional accommodation which has been used for a variety of purposes including a fifth bedroom with adjacent shower room, study or garden room. The generously proportioned living space spans three floors, all of which is well appointed and with character features to include wooden flooring and fireplaces. Complementing the house are delightful well stocked gardens to both front and rear and the advantage of vehicular access to the head of the garden with hardstanding for two vehicles.

Standing around one mile from Matlock's central facilities within a popular residential location, ready access is afforded to local schooling, public houses and with bus routes in and around the town centre. Good road communications lead to the neighbouring centres of employment to include Chesterfield, Bakewell and Alfreton whilst the delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Character 4 bedroomed property
- 3 Reception and optional 5<sup>th</sup> bedroom (ground floor)
- Flexible living accommodation
- Sought after residential location
- Wooden flooring, fireplaces and ceiling moulding
- Gas fired central heating and double glazing
- Front and rear gardens
- Off-street parking area
- No chain



**RICS**

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk







[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.





## ACCOMMODATION

An open side front entrance porch with part glazed door having obscured glass gives access into the **entrance hallway** with return stairs rising to the **first floor landing**, under stair store with shelving and cloaks hanging facilities together with a side aspect window, central heating radiator, telephone socket and doors to principal rooms.

**Living Room** – 3.96m x 3.95m (13' x 12' 11") having a feature open grate cast iron fireplace and decorative marble surround and mantel set upon polished gritstone hearth. With front aspect double glazed bay window flooding the room with natural light, two central heating radiators, telephone sock, ceiling coving and rose.

**Dining Room** – 3.67m x 3.60m (12' 1" x 11' 10") with feature gritstone fireplace incorporating a multi-fuel stove set upon similar hearth and having an open surround and carved mantel. Rear entrance panelled glazed French doors, stripped pine wooden flooring, central heating radiator, ceiling coving and rose.

**Kitchen** – 3.52m x 2.66m (11' 7" x 8' 9") fitted with a comprehensive range of wall and floor mounted units beneath chunky wooden work surfaces, inset sink and tiled splash backs. Having a built in double electric oven, five ring gas hob with extractor canopy over, plumbing for a freestanding dishwasher and breakfast bar area. Unit under-lighters, quarry tiled flooring, rear aspect double glazed window, central heating radiator, spot down-lighters and leading to a ...

**Rear Entrance Lobby** with freestanding appliance space, side aspect double glazed window, central heating radiator, rear entrance stable door and continuing to a concealed **utility lobby** with plumbing for an automatic washing machine, further freestanding appliance space, wall mounted gas fired central heating boiler, side aspect double glazed window and door opening to a ...

**Shower Room** fitted with a traditional white suite to comprise glazed cubicle housing the mains shower, low flush WC, wash hand basin with storage cupboard beneath, ladder heated towel rail, fully tiled splash backs and flooring, side aspect double glazed window with obscured glass, shaving point and down-lighters.

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

**Study / Bedroom 5** – 3.28m x 3.03m (10' 9" x 10') offering a variety of uses, in the past being used as an additional bedroom, a study along with an additional reception room. With fully glazed rear entrance patio doors overlooking the gardens together with apex rear aspect window above and side aspect window. Being vaulted to reveal pine cladding and having a central heating radiator and telephone socket.

From the entrance hallway, return stairs rise to the first floor landing with return stairs rising to the second floor, side aspect double glazed window, storage cupboard and doors off to all principal rooms.

**Bedroom 1** – 3.96m x 3.95m (13' x 13') being of comfortable double proportions and having a southerly facing front aspect bay window providing ample natural light, central heating radiator, telephone socket and stripped pine wooden flooring.

**Bedroom 2** – 3.69m x 3.42m (12' 2" x 11' 3") again being of comfortable double proportions and having a cast iron fireplace upon Art Deco tiled hearth, rear aspect double glazed window, central heating radiator and stripped pine wooden flooring.

**Bedroom 3** – 2.95m x 2.87m (9' 8" x 9' 5") with rear aspect double glazed window, built in storage cupboard, central heating radiator and exposed wooden flooring.

**Bathroom** fitted with a full white contemporary suite to comprise P bath with mains shower over and glazed screen, low flush WC, vanity wash hand basin unit with granite top, front aspect double glazed window with obscured glass, ladder heated towel rail and being fully tiled together with spot down-lighters.

From the first floor landing, stairs rise to the second floor landing with side aspect UPVC double glazed window, central heating radiator, **eaves storage cupboard** and Suffolk latch doors to principal rooms.

**Bedroom 4** – 4.29m x 4.20m (14' 1" x 13' 10") with restricted head height. Being of double proportions and having two rear aspect Velux roof lights, central heating radiator, dressing table area and built in wardrobes providing hanging facilities.

**Separate WC** fitted with a modern white suite to comprise low flush WC, wash hand basin, tiled splash backs and flooring, ladder heated towel rail and **eaves storage cupboard**.

## OUTSIDE

The property is best approached via the front with personnel gate opening to a largely level mature garden being mainly laid to lawn and edged with an abundance of colourful well stocked borders allowing for a degree of privacy and with access to the rear being gained via either side to the right of which passing a small courtyard area with two **outdoor stores** and tap. Steps rise to the principal gardens passing a **coal store** and path to the left to a further concealed patio seating area accessed under an impressive pergola allowing for ample privacy. Steps rise again to the principal gardens from the courtyard area with a block paved patio seating area and the remainder of the gardens being mature in their nature and level and fully enclosed by fenced and walled boundaries. Being mainly laid to lawn and having a number of colourful stocked borders. To the head is a gravelled **parking** area accessed via a shared drive.

**TENURE** – Freehold.

**SERVICES** – All main services are available to the property which benefits from gas fired central heating and double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band E.

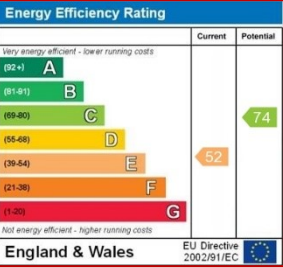
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Bank Road rising out of the town and continuing on to Wellington Street. At the brow of the hill turn left back on yourself and proceed along Cavendish Road for approximately half a mile where No. 116 can be found on the right hand side.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

EPC Graph



Floor Plan

