

**46A JACKSON ROAD
MATLOCK
DERBYSHIRE DE4 3JQ**



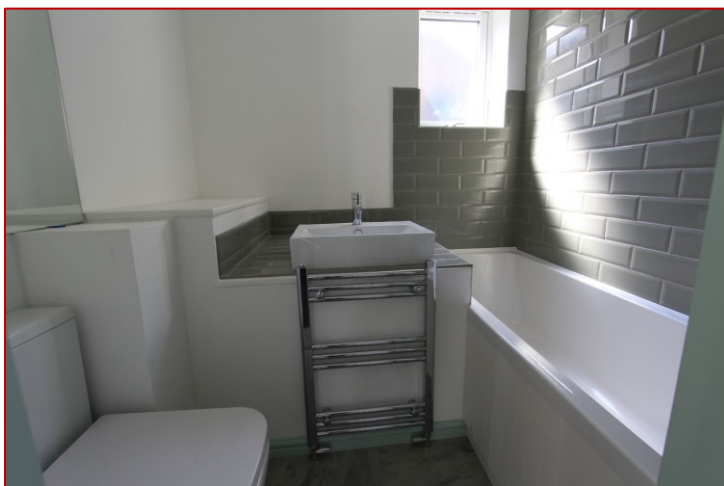
O A £325,000

A newly renovated and extended cottage providing three double bedroomed accommodation situated within a well regarded town location.

This attractive period semi-detached cottage has undergone transformation through a substantial new build extension. The design incorporates a superior quality and style expected of today's modern homes which complements the character stone and slate exterior. Outside there is the benefit of off street parking and attractive gardens whilst, internally, the property offers three double bedrooms and two bathrooms at first floor level. To the ground floor there is a generous open plan living dining kitchen, cloak room and separate lounge.

Situated around half a mile from Matlock's town centre and well placed for access to County Hall, Jackson Road is a favoured town location for which an early inspection is strongly recommended being well placed for local and town facilities. There are also good road communications leading to the neighbouring market towns of Bakewell, Chesterfield and Alfreton whilst the delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- 3 double bed cottage
- Newly built/converted
- 2 reception rooms
- Open plan kitchen
- 2 bathrooms
- Off street parking
- Attractive gardens
- Favoured town location
- Viewing highly recommended



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ACCOMMODATION

A traditional panelled and part glazed front door opens to the:

Sitting Room – 3.33m x 3.21m (10' 9" x 10' 5") a charming room featuring a character brick fireplace with timber lintel. There is attractive wood grain laminate flooring, built in store and sash window facing the front.

A door leads off to an **inner lobby** and:

Cloak Room with low flush WC, pedestal wash hand basin and chrome ladder radiator.

Fitted Dining Kitchen – 5.35m x 4.05m (17' 5" x 13' 3") with a range of modern cupboards and drawers plus wood block work surfaces. There is a range style cooker, stainless steel sink unit, plumbing for an automatic washing

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machine and integral fridge and freezer. There is a continuation of the wood grain laminate floor which extends into the adjacent open plan:

Living Room – 5.01m x 2.62m (16' 4" x 8' 6") with two modern double glazed sash windows to the front and a pair of glazed French doors giving access to and from the gardens and drive. Benefitting from excellent natural light the room, together with the kitchen, creates an excellent all day living area.

From the inner lobby, stairs rise to the **first floor** landing and access to:

Bedroom 1 – 3.33m x 3.2m (10' 9" x 10' 5") a front facing double bedroom.

Bathroom imaginatively fitted to include a recessed panelled bath, low flush WC and contemporary wash hand basin set above a tiled plinth which complements the tiled splashback around the bath. There is a chrome ladder radiator, vanity mirror and obscure glazed window.

Master Bedroom 2 – 4.16m x 3.2m (13' 6" x 10' 5") a generously proportioned double bedroom with front facing window, large double wardrobe, low access to deep eaves storage and door off to an:

En-Suite Shower Room well fitted and finished to a similar modern style and includes a panelled bath, low flush WC and pedestal wash hand basin. There is contrasting ceramic splashback wall tiling, chrome ladder radiator and obscure glazed window to the side.

Bedroom 3 – 4.00m x 3.35m (13' x 10' 10") a third double bedroom with part restricted head height into the lower eaves.

OUTSIDE

To the front of the property, an attractive block paved driveway provides side by side car parking. The main garden area is found at the rear, principally laid to lawn set behind an attractive picket fence and stone walls at the rear boundary. A stone paved sitting area provides access to the living room and adjacent steps with a shale covering rise to an ancillary area at the rear. The gardens enjoy a southerly aspect and views beyond the neighbouring rooftops towards Riber Castle on the horizon.

TENURE – Freehold.

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

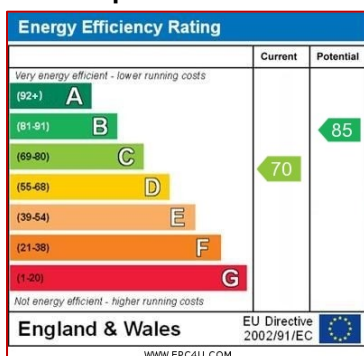
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Bank Road rising up beyond County Hall before turning left into Smedley Street. After around 150m turn right into Wellington Street and then next left into Jackson Road. After a further 100m the property can be found on the right hand side just beyond the turn into Jackson Tor Road.

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

Ref: FTM9386

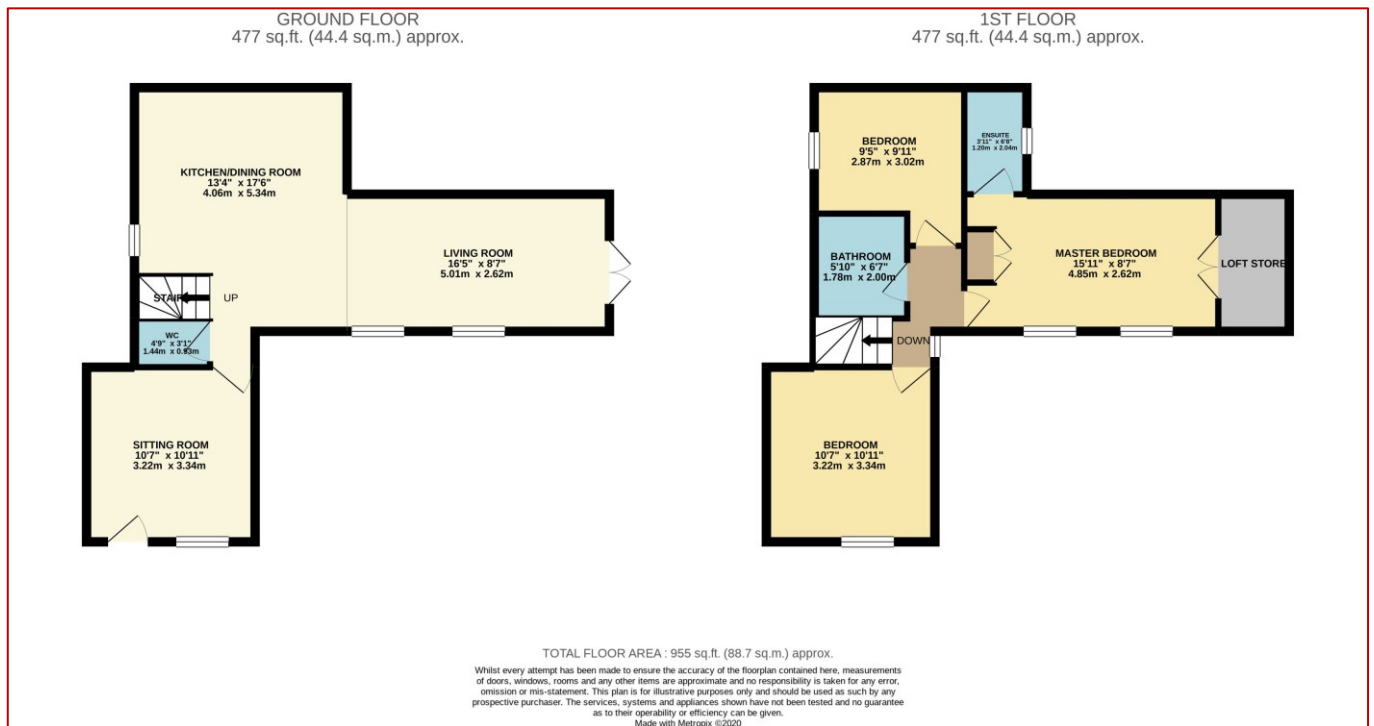
EPC Graph



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Floor Plan



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