

**17 MATLOCK GREEN
MATLOCK
DERBYSHIRE DE4 3BT**



O A £330,000

Set well back from the roadside and enjoying a tucked away position within level walking distance of Matlock's town centre facilities, a detached two bedroomed bungalow with good sized gardens, parking and garage.

The property offers scope for some improvement but is generally well presented throughout and further benefits from good sized gardens and grounds, off street parking and garage. Situated just off Matlock's central shops and facilities and close to the delightful Hall Leys Park, this detached bungalow presents a rare opportunity for those appreciative of such a convenient location. There is level access into the town and Matlock Green whilst the property also enjoys a tucked away position, situated on a "no through" lane.

Matlock lies at the heart of the Derbyshire Dales countryside and at the gateway to the wider delights of the Peak District National Park. There is respected primary and secondary schooling whilst good road communications lead to the surrounding centres to include Chesterfield, Alfreton, Bakewell and the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance.

- 2 bed detached bungalow
- Good sized gardens
- Parking and garage
- Scope for improvement
- Convenient location
- Close to Hall Leys Park
- Enjoying a tucked away position
- Gas central heating
- UPVC double glazing
- Viewing highly recommended



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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

A broad hardwood door opens to a **reception hall** with built in cupboard typifying the bespoke joinery within the building.

Bedroom 1 – 3.5m x 2.71m (11' 6" x 8' 11") with front facing secondary glazed leaded window and built in double wardrobe.

Bedroom 2 – 3.66m x 3.62m (12' 1" x 11' 11") rear facing with built in double wardrobe and secondary glazed window.

Fitted Kitchen – 3.68m x 3.25m (12' 2" x 10' 8") fitted with a range of modern oak front cupboards and drawers, work surfaces plus stainless steel sink unit, electric double oven, electric hob and with plumbing for an automatic washing machine. Again there is excellent natural light through a broad front facing window with a second window to the side. The kitchen is accessed off the hall and with second access to the ...

Living/Dining Room – 6.4m x 2.7m (21' x 8' 11") a substantial room and incorporating an extension to the original property. There are broad windows to two elevations and external door leading to the patio and gardens. There is access to a **walk-in store** and direct external access from the front via a small hall with door off to a ...

Cloak Room fitted with a low flush WC and wash hand basin.

Bathroom – 2.1m x 2.07m (6' 11" x 6' 9") the suite featuring a shower cubicle, wash hand basin and low flush WC.

Sitting Room – 5m x 3.33m (16' 5" x 10' 11") again enjoying excellent natural light with two windows to one side and two further windows lying each side of a feature stone fireplace which houses a gas fire.

OUTSIDE

To the front of the house there is an area of hardstanding, sufficient for two to three vehicles and access to an attached **garage** having the benefit of electric power and light plus windows to two elevations.

The property sits with good sized gardens lying around three sides including the main garden area being at a slightly lower level. Here there are informal lawns surrounded by shrubs, specimen trees and herbaceous borders. The gardens extend to the side offering opportunity for cultivation perhaps. The gardens offer ample scope for family recreation and for the keen gardener alike.

Off the garden, a door gives access to a store which is underneath the bungalow with lighting, power and water tap.

TENURE – Freehold.

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

COUNCIL TAX – Band D.

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.

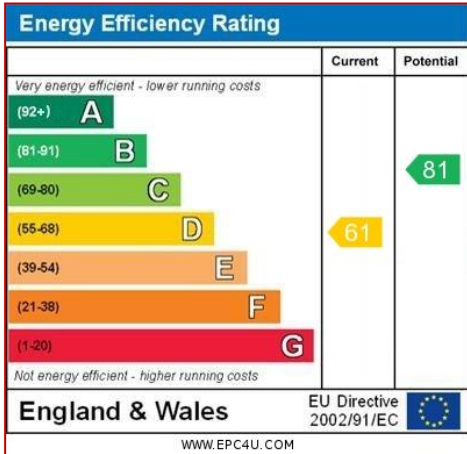
DIRECTIONS – From Matlock Crown Square, take Causeway Lane towards Matlock Green before turning left just beyond the cricket ground to a drive on the brow of the small rise. The access to the drive can prove quite narrow and it is suggested that for external or initial viewing is undertaken by accessing the property on foot.

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

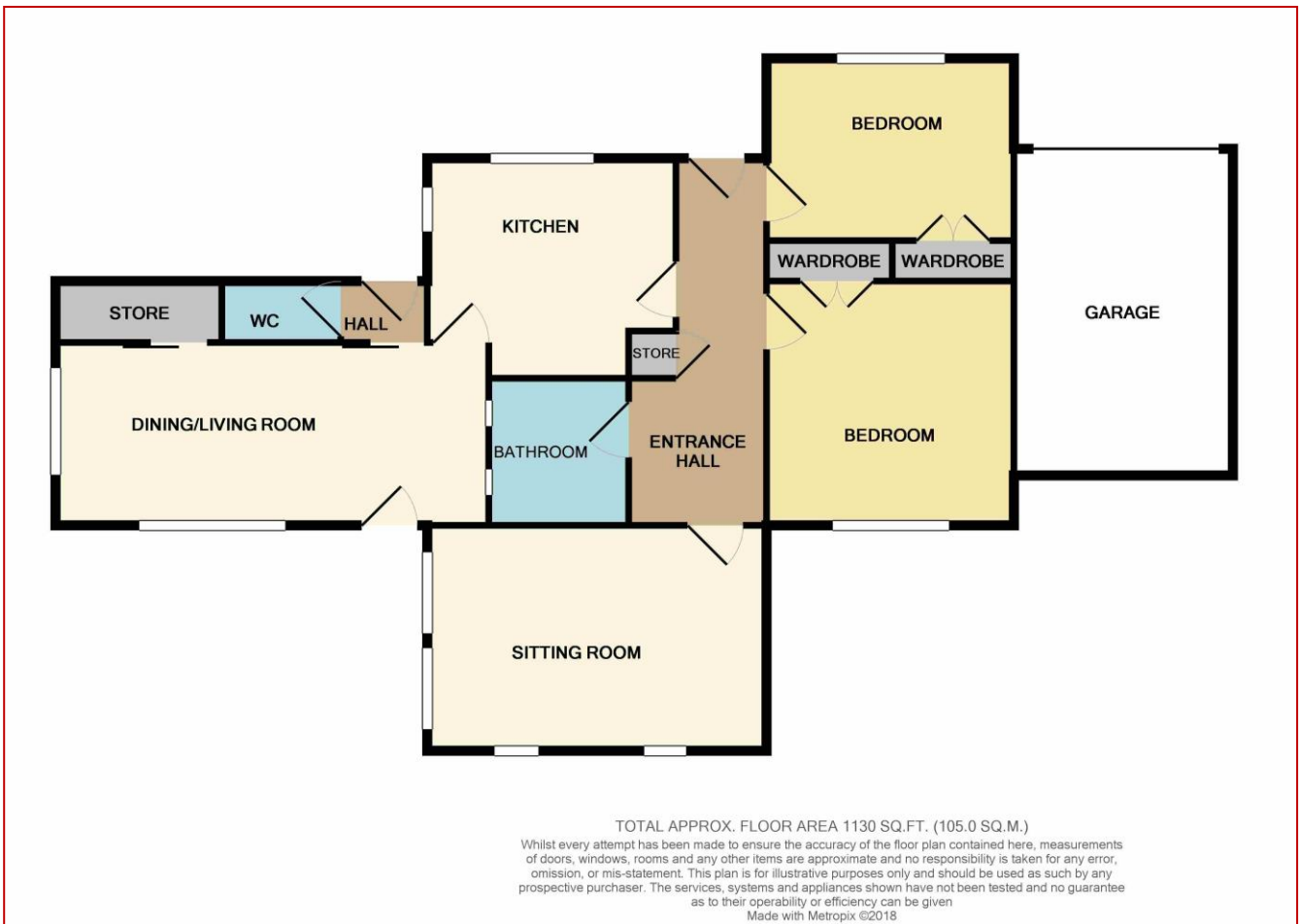
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EPC Graph



Floor Plan



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