

**THE CHATER
TREETOPS
OFF ASKER LANE
MATLOCK
DERBYSHIRE DE4 3TQ**



£300,000

A newly constructed stone built three bedroom semi-detached property, as part of this highly popular new home development by William Davis.

Set across three floors, The Chater provides well proportioned three bedroom accommodation, to include a well equipped kitchen, open plan living and dining room, three good sized bedrooms, two bathrooms with the top floor providing a generous master suite. A garage option is available and the house is complemented by easily managed gardens.

Treetops has swiftly become a highly regarded new home development, popular for its convenient location and range of quality homes. Situated less than one mile from Matlock's town centre facilities, conveniently placed for County Hall and Highfields School, together with nearby primary school options. The property's location and design is well suited to modern family life. Good road communications lead to the surrounding centres of employment to include Chesterfield, Alfreton and Bakewell, with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. The delights of the surrounding Derbyshire Dales and Peak District countryside is also close at hand.

- Brand new property
- Open plan living and dining area with French doors to the garden
- Separate kitchen with high quality Smeg appliances
- Stainless steel integrated oven, 4-ring gas hob and chimney extractor
- Three bedrooms, two with built-in wardrobes
- Family bathroom
- En-suite shower room
- Cloak room
- Parking or garage

ACCOMMODATION

Ground Floor

Entrance hall	
Cloakroom	1.08m x 2.68m (3' 6" x 8' 10")
Sitting room	4.86m x 3.76m (15' 11" x 12' 4")
Dining area	2.56m x 1.46m (8' 5" x 4' 9")
Kitchen	2.56m x 3.06m (8' 5" x 10' 1")

First Floor

Bedroom 2	4.83m x 3.47m (15' 10" x 11' 5")
Bedroom 3	2.71m x 4.36m (8' 11" x 14' 4")
Bathroom	2.10m x 1.93m (6' 11" x 6' 4")

Second Floor

Master bedroom 1	3.13m x 4.99m (10' 3" x 16' 4")
En-suite	2.37m x 1.88m (7' 9" x 6' 2")

TENURE – Freehold.

SERVICES – All mains services are available to the property which enjoys the benefits of gas fired central heating with Hive controls and uPVC double glazing. No test has been made on services or their distribution.

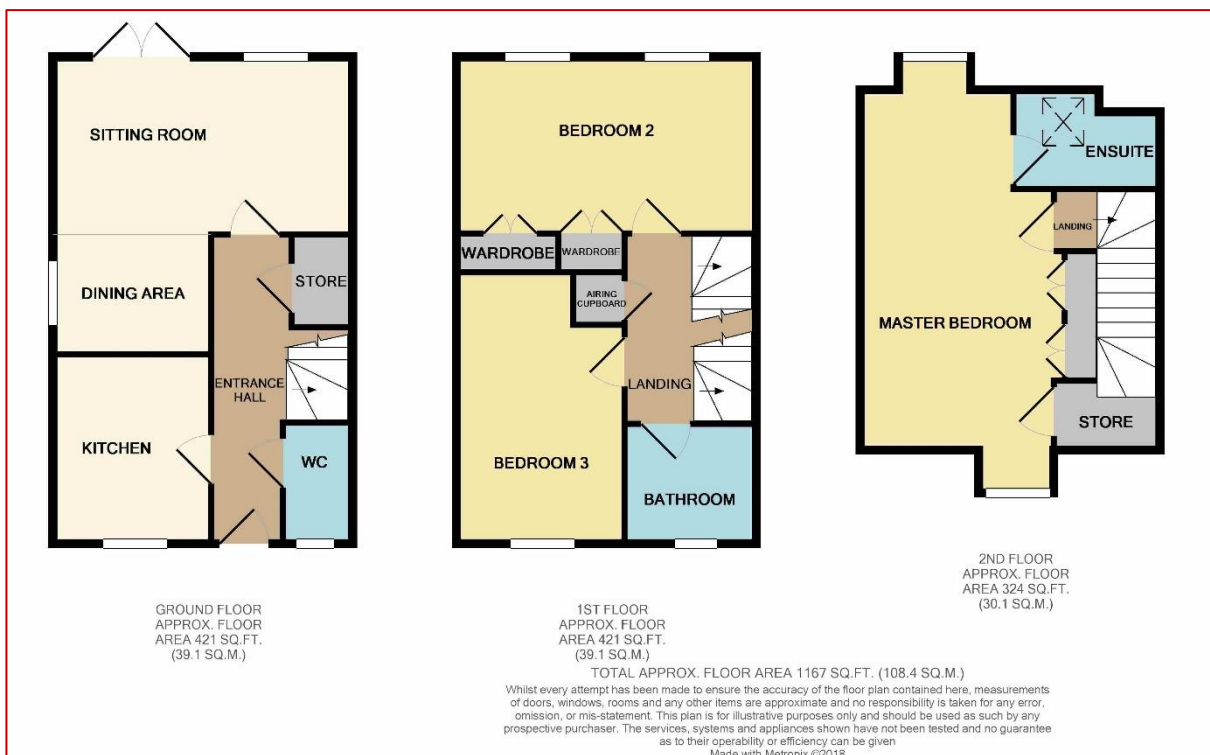
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane before turning left at the mini-roundabout into Steep Turnpike. Rise up the hill and at the T-junction bear left into Chesterfield Road. Continue rising up the hill and at the brow turn right into Asker Lane, turn right again onto the Treetops development, descend to the first T-junction turning left before rounding the right hand bend and turn next right. As the road eventually bends to the left, The Chater can be found off to the right hand side, located on the fringe of the development.

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

Ref: FTM9522

Floor Plan



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.