

**7 ASH TREE CLOSE
MATLOCK
DERBYSHIRE DE4 3SJ**



£320,000

A modern stone built four bedroom home within this highly sought after residential location.

Built as part of the well regarded Morledge development by William Davis, this four bedroom semi-detached home enjoys a tucked away position at the head of the development, away from any through road and handy for pedestrian access via Old Hackney Lane and to All Saints Primary School nearby. The house design caters for family lifestyles of today including a spacious double aspect sitting room, open plan and well fitted dining kitchen, cloak room and separate utility room. At first floor level; four bedrooms and two bathrooms. Externally there are good sized gardens and garage.

Morledge is popular for its convenient location, lying around one mile from Matlock's town centre facilities and with the popular Arc Leisure Centre very close at hand. Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton and equally accessible are the delights of the surrounding Derbyshire Dales and Peak District countryside.

- 4 bed semi-detached property
- Highly sought after and convenient location
- Part of the well regarded Morledge development by William Davis
- Tucked away position
- Cloak room with WC
- Dining kitchen
- Sitting room
- Utility room
- 2 bathrooms (1 en-suite)
- Good sized gardens
- Single garage
- Viewing highly recommended



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ACCOMMODATION

Sheltered beneath a porch canopy, a part glazed front door opens to a **central hall** with oak plank floor, stairs leading off to the **first floor** and a useful:

Cloak Room with low flush WC and vanity wash hand basin. The cloak room extends beneath the stairs to provide useful cloaks or ancillary storage.

Kitchen and Dining Room – 6.42m x 2.93m (21' 1" x 9' 7") an open plan room with dual aspect windows, the rear facing the enclosed gardens. With a continuation of the oak plank floor, the kitchen area is fitted with an extensive range of modern cupboards, drawers and work surfaces which incorporate a 1½ bowl stainless steel sink unit. Integral appliances include a four ring gas hob, fridge, freezer, dishwasher plus eye level double oven. A stainless steel extractor canopy, with matching splash back, is set above the hob.

Off the kitchen area, a door opens to the:

Utility Room – 2.68m x 2.03m (8' 10" x 6' 8") fitted with a good range of storage and position for white goods and stainless steel sink unit set to wood block effect work surfaces. An external door leads to the patio gardens and a wall mounted gas fired boiler provides service to the central heating and hot water systems.

Sitting Room – 3.47m x 6.41m (11' 5" x 21' 1") a spacious family living space benefitting from good natural light through a front aspect window and French doors opening to the rear gardens.

From the entrance hall, stairs rise to the first floor landing which has access to the **roof void** and a built in cylinder store which sites the substantial pressurized hot water cylinder. Doors lead off to:

Master Bedroom 1 – 3.5m x 3.9m (11' 6" x 12' 10") maximum, the measurements including a built in double wardrobe. A front facing window provides a pleasant outlook beyond neighbouring houses towards Oker Hill and the moors beyond. A door opens to an:

En-Suite Shower Room including a built in linen store and fitted with a white suite to comprise wall hung wash hand basin, low flush WC and walk-in shower cubicle with bi-fold screen and thermostatic mixer shower. With complementary ceramic tiling, ceiling mounted extractor fan and white ladder radiator.

Bedroom 2 – 2.66m x 2.44m (8' 9" x 8') maximum. A rear facing single room overlooking the gardens.

Family Bathroom fitted with a white suite to include wash hand basin, low flush WC and panelled bath having a hinged glazed shower screen and thermostatic shower with over head drench spray and additional, adjustable shower head. White ladder radiator and ceiling mounted extractor fan.

Bedroom 3 – 2.98m x 2.44m (9' 10" x 8') a generous single bedroom looking across the rear garden.

Bedroom 4 – 2.95m x 3.9m (9' 8" x 12' 10") a good double bedroom with similar front views beyond neighbouring rooftops towards Stanton Moor in the west. There is the benefit of a built in double wardrobe.

OUTSIDE

Set back from the main estate road to a private part of the cul-de-sac, with both vehicular and pedestrian accesses, a walk-way leads to the main front entrance via an attractive forecourt garden, part lawn beneath evergreen hedging and part set to a pebbled patio with metal railings and occasional planting. Principal gardens are found at the rear, enclosed with fenced boundaries. There is a full width paved patio area adjacent to the house and shallow steps rise to an area of lawn garden with herbaceous borders. A personnel gate leads from the garage courtyard within which is a **single garage** with up-and-over door, electric, light and opportunity for storage within the eaves.

TENURE – Freehold.

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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 E.

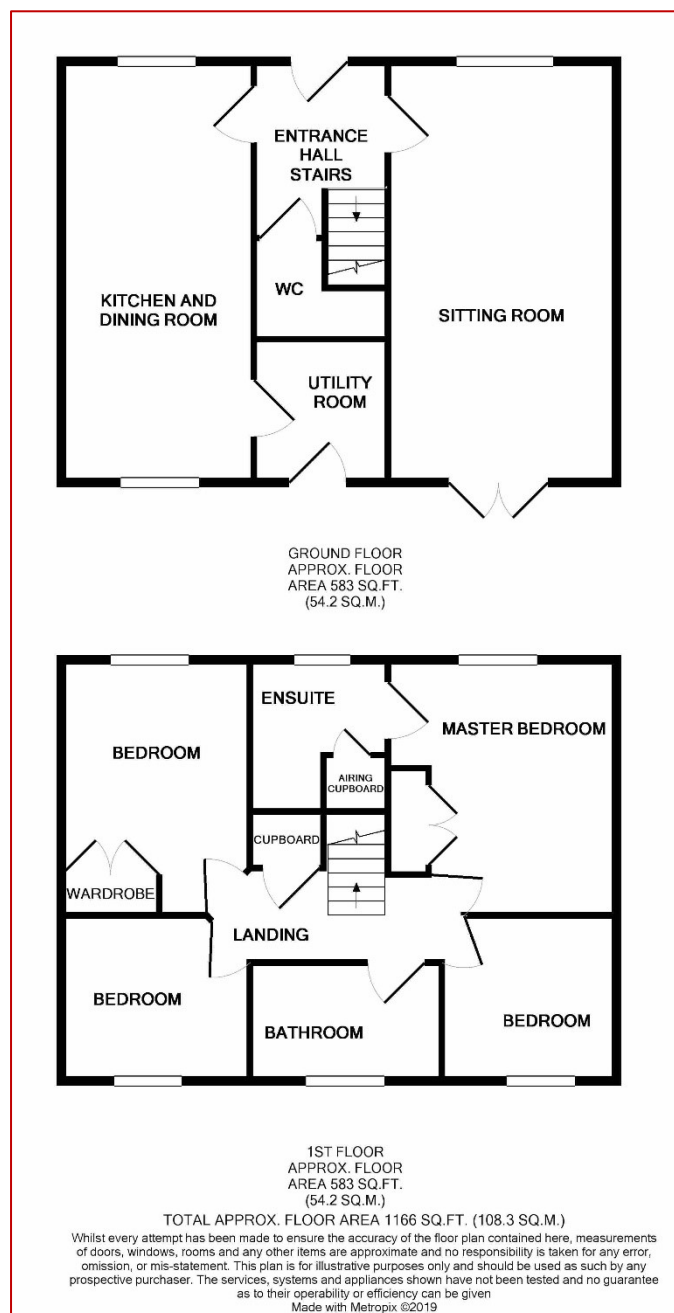
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 Bakewell road travelling north out of town. On reaching the Arc Leisure Centre turn right into Morledge, continuing up the hill and at the following crossroads turn left. Follow the Morledge road around, rising up the hill again and at the top find Ash Tree Close located off to the left. Take the right hand fork and No. 7 can be found around the corner to the left identified by the Agent's For Sale board.

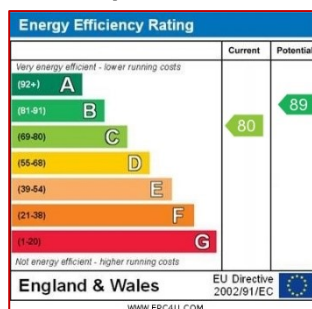
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9562

Floor Plan



EPC Graph



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