

**214 DALE ROAD
MATLOCK BATH
DERBYSHIRE DE4 3PT**



O A £340,000

A deceptively spacious five bedroomed detached house with three reception rooms and ample off-street parking.

A versatile stone-built property, providing an excellent family home, yet also with ample potential to be run as a B & B capitalising on the thriving tourist trade within this attractive spa village. The accommodation briefly comprises to the ground floor; reception hall, three well-proportioned reception rooms, kitchen and downstairs WC and the first floor; three generous double bedrooms plus an additional two singles, one of which is currently utilised as a dressing room, a modern family bathroom plus separate WC. Externally is a delightful garden to the rear, outside utility store and large driveway providing off-street parking for several vehicles.

Matlock Bath is an attractive village set in and around the steep valley sides of the Derwent Gorge and the house is conveniently placed with level access to a variety of shops, bars and cafes. There is also a respected primary school, good road communications to neighbouring Matlock and to the surrounding centres of employment to include Chesterfield, Bakewell and Alfreton and the cities of Derby, Nottingham and Sheffield. The Derbyshire Dales countryside is on the doorstep which is an added draw to the thriving tourism trade and local residents alike.

- Deceptively spacious detached house
- Popular village location
- Three well proportioned reception rooms
- Five bedrooms
- Delightful rear garden
- Ample off-street parking
- Viewing highly recommended



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

A uPVC front door with arched window light opens into the **reception hall** with Minton tiled flooring, ceiling corning and stairs rising to the first floor. To one side, a timber door with coloured stained glass opens into the...

Sitting room – 3.94m x 3.65m (12' 11" x 12') excluding the projection into the bay window, which overlooks the front garden. Central feature fireplace housing a wood effect electric fire with a stone surround and timber mantel. There is laminate flooring, corning and picture rails.

Dining room – 3.99m x 3.68m (13' 1" x 12' 3") a well proportioned reception space with further fireplace housing a gas fire with stone surround and timber mantel. There is a built-in cupboard at low level to one side of the chimney breast. With a sash effect uPVC window providing a front aspect and painted rails to the walls.

Kitchen – 5.85m x 3m (19' 2" x 9' 10") maximum, fitted with a range of wall and floor mounted cupboards and drawers with granite work surfaces, tiled splash backs and down lighters.

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.

There is an integrated four ring gas hob with extractor canopy over, electric oven with built-in microwave above. To one side is an inset stainless steel sink and drainer with mixer tap over and an integrated slim-line dishwasher. Windows and a rear entrance door provide access and views across the lawned garden and exposed cliff face beyond. A door leads to a **Downstairs WC** - with low flush WC and obscured glazed sash window. From the kitchen a door opens into the...

Living room – 4.12m x 3.54m (13' 6" x 11' 7") with dual aspect to the side and rear. Central to the room is a polished stone hearth siting the coal effect gas fire with timber mantel.

From the reception hall, stair rise to the first floor **landing** with obscured glazed rear aspect window and an open balustrade, off which doors lead to the principal rooms.

Bedroom 1 – 3.97m x 3.64m (13' 1" x 11' 11") a front aspect double room of generous proportions, with a decorative cast iron fire surround to the chimney breast and a pedestal wash hand basin to one side.

Bedroom 2 – 2.72m x 2.11m (8' 11" x 6' 11") a single room with front aspect and access to the roof void via a loft access hatch.

Bedroom 3 – 3.96m x 3.67m (13' x 12' 1") another front aspect double bedroom with covered fireplace to the chimney breast, TV point and pedestal wash hand basin to one side.

Bedroom 4 – 3.82m x 3.04m (12' 6" x 10") a double room with rear aspect, overlooking the garden area, and built-in airing cupboard housing the hot water cylinder and having shelving capacity.

From the head of the stairs a step descends to a lobby area where a door opens into the...

Bedroom 5 / dressing room – 3.52m x 1.98m (11' 7" x 6' 6") with side aspect window, currently utilised as a dressing room with a range of built-in drawers and high level storage cupboards. Also suited instead to be utilised as an additional bedroom if required.

Family bathroom – being fully tiled with a rear aspect uPVC window and modern suite comprising panelled bath, pedestal wash hand basin, low flush WC and a corner shower cubicle with Mira shower fitment. There is an extractor fan and heated towel rail.

Separate WC – being fully tiled to both walls and floor, with low flush WC, side aspect window and extractor fan.

OUTSIDE

To the front of the property, a pathway leads passed flower beds, which are enclosed with stone walling. To one side of the property, pedestrian access to the rear is available via a personnel gate, with side area having outside water supply. A path leads to the principal gardens at the rear, which are enclosed by delightful exposed cliff facings along the head of the garden, which is mainly laid to lawn with space for a shed. Ample room is available for the garden enthusiast. Steps descend gently to a level patio seating area, which takes full advantage of the sun. A large outside **utility store** with light and power provides workshop space and has plumbing facilities for a washing machine and tumble dryer.

To one side of the property a large block paved driveway provides off road parking for several vehicles.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and uPVC triple glazing to the front windows with uPVC double glazing to the majority of the rear. No test has been made on services or their distribution.

COUNCIL TAX – Band F.

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.

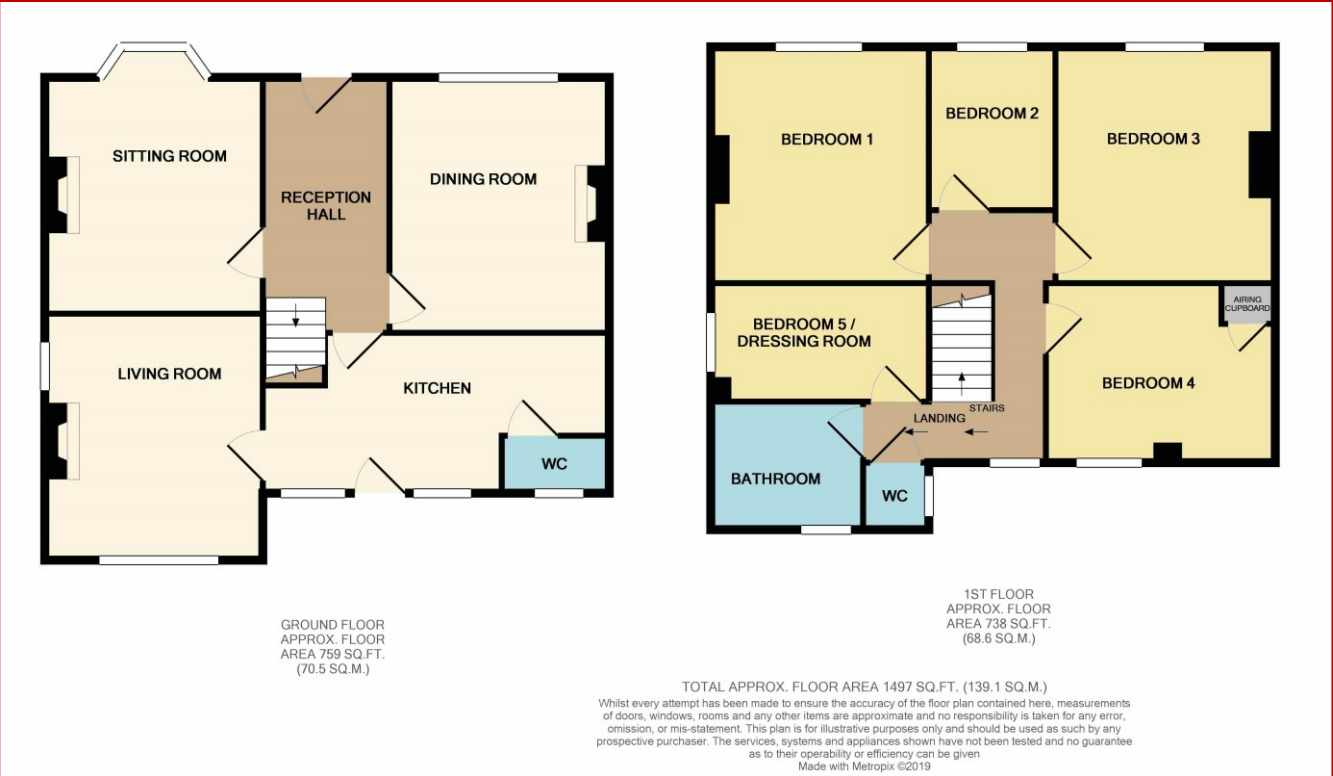
www.fidler-taylor.co.uk

DIRECTIONS – From Matlock Crown Square, take the A6 Dale Road travelling towards Matlock Bath. The property can be found on the right hand side, after approximately one mile, just before reaching the entrance to the Heights of Abraham.

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

Ref: FTM9612

Floor Plan



EPC Graph

