

**60 VICTORIA HALL GARDENS
MATLOCK
DERBYSHIRE DE4 3SQ**



O A £169,950

An attractive modern and well presented two bedroom town house with garage and parking, all situated in a sought after and convenient cul-de-sac location.

Built in the 1990s of brick beneath a tiled roof, this easily managed mid-terraced property stands within the well regarded Victoria Hall Gardens residential development, pleasantly situated to a cul-de-sac position. The two bedroomed accommodation is well maintained and presented throughout and is complemented by attractive landscaped gardens, single garage and off street parking.

Lying around half a mile from Matlock's town centre facilities yet well back from any main thoroughfare, the property is well placed for access to County Hall and the nearby amenities of Smedley Street. Good road communications lead to the surrounding centres of employment to include Chesterfield, Alfreton and Bakewell whilst the delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Well presented town house
- Single garage
- Sought after cul-de-sac location
- Easily managed accommodation
- Attractive landscaped gardens
- Sealed unit triple 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

An open porchway, with tiled canopy, shelters a UPVC double glazed front door which opens to an **entrance hall** having a corniced ceiling and doors leading off to the ground floor accommodation.

Fitted Kitchen – 2.6m x 2.36m (8' 7" x 7' 9") with a range of modern cupboards and drawers together with granite effect work surfaces which incorporate a composite sink unit and induction hob. Integral dishwasher, washer dryer, extractor fan, full height fridge freezer and gas fired boiler which is concealed behind a wall cupboard and serves the central heating and hot water system. A pleasant outlook is gained beyond the neighbouring properties towards Riber Castle and High Tor beyond the town.

Sitting Room – 4.69m x 3.6m (15' 5" x 11' 10") a generously proportioned room with space to create a dining area. Again, with corniced ceiling, stairs leading off to the **first floor** and rear facing triple glazed window with similar UPVC door leading to and from the rear gardens.

From the landing, at the head of the stairs, doors lead off to the remaining accommodation.

Bedroom 1 – 3.75m x 3.6m (12' 4" x 11' 10") the measurements including a range of full width and full height wardrobing which incorporates extensive hanging and shelved storage. There is a bulk head plinth above the stairs and a rear facing window overlooking the attractive landscaped garden.

Bedroom 2/Home Office – 3.54m x 1.74m (11' 7" x 5' 9") a front facing single bedroom which has recently been adapted and fitted to provide a combination of wardrobe storage and desk benching to create a work or hobby space. There is access to the **loft** via a drop down ladder, the loft being partly boarded and with lighting. The room also enjoys pleasant views to the hills which surround the town.

Bathroom a modern white suite includes a low flush WC, pedestal wash hand basin and shaped corner shower with curved glass screens complemented by built in glass display shelves. There is stylish ceramic tiling to the walls, chrome ladder radiator, electric shaver point and ceiling mounted extractor fan. To one corner, a built in airing cupboard store which sites the lagged hot water cylinder.

OUTSIDE

The principal gardens are found at the rear which have been attractively landscaped with low maintenance pebble finish to three tiers, the lower tier being planted with a variety of low growing shrubs, the top two tiers providing pleasant patios. There is the benefit of a separate gated access leading to the end and front of the terrace. The house is accessed via a flight of steps from the head of the cul-de-sac shared with the neighbouring properties.

At road level, a gravelled area provides useful bin storage. There is also the benefit of a **single garage**, set to the middle of a row of three similar garages, with up-and-over door and storage options within the roof void. There is off street parking to a block paved drive at the front of the garage.

TENURE – Freehold.

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

COUNCIL TAX – Band B.

EPC RATING – 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 Bank Road rising up the hill, beyond County Hall before turning right into Smedley Street East. Follow the road for around 300m before turning left into Victorian Hall Gardens. Rise up the hill, turning to the first right hand cul-de-sac and No. 60 can be found set up from the roadside on the left.

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

Ref: FTM9606

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