

**4 DRABBLES ROAD  
MATLOCK  
DERBYSHIRE DE4 3LD**



**O A £239,950**

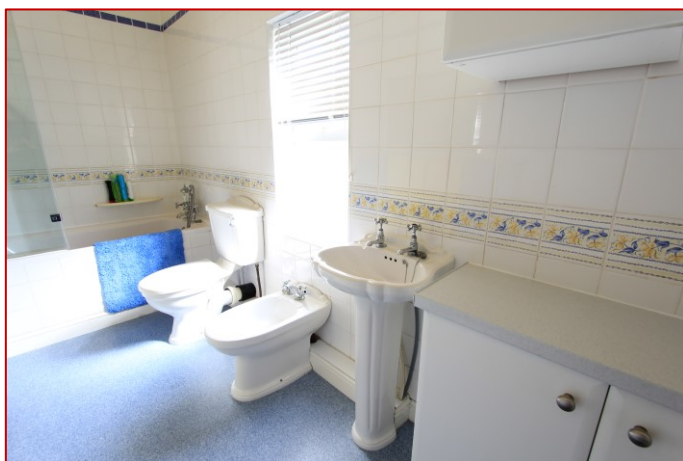
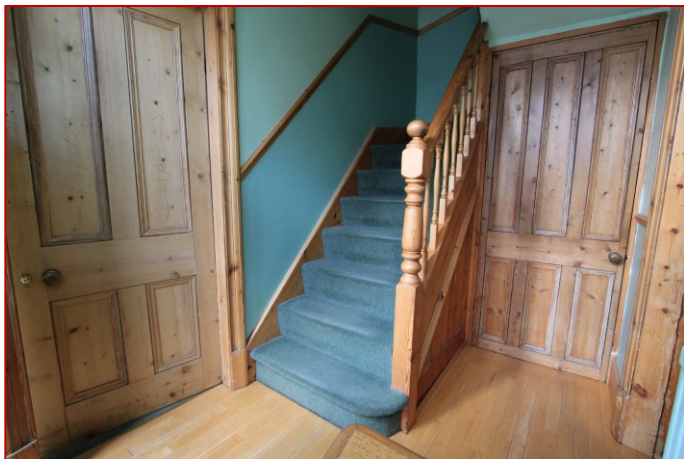
**A traditional three storey, stone fronted town house offering well proportioned four bedroomed accommodation.**

Enjoying a sought after location, less than half a mile from the town's central shops and facilities, the property is set back from the main thoroughfare yet equally well placed for well respected nearby primary schools. This distinctive four bedroomed home offers an excellent opportunity to the growing family and those appreciative of the benefits of town living. The house stands as an end of three terrace, spanning three storeys and built of brick with a natural stone front elevation which incorporates a square bay window to the ground floor.

Good road communications around the town lead to the neighbouring centres of employment to include Chesterfield, Bakewell and Alfreton whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- 3 storey town house
- 4 bedrooms
- Well proportioned accommodation
- Sought after location
- Well placed for nearby primary schools
- Convenient for town centre facilities
- Viewing highly recommended





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## ACCOMMODATION

Accessed to the side of the house, a UPVC double glazed front door with similar side panels, opens to an **entrance hallway** which has stairs leading off to the **first floor**, corniced ceiling, hardwood plank floor and a stripped pine panelled door which opens, beneath the stairs, leading to a small **cellar** with wooden stairs, coal chute from the side and housing the electric meters. From the hall, a further pine panelled door leads off to the:

**Sitting Room** – 4.09m x 3.65m (13' 5" x 12') the longer measurement taken into the square bay window facing to the front of the house which allows excellent natural light, and within which is a built in bench seat above a low central heating radiator. High ceilings include plaster mouldings and ceiling rose whilst there is also picture rail, display plinths and, as a focal point to the room, a living coal gas fire with tiled hearth and a polished wooden surround in a 1930s style.

**Dining Room** – 3.65m x 3.63m (12' x 11' 11") with picture rails, ceiling rose and two windows to the side elevation. There is a gas fire and painted panel door opening to the:

**Breakfast Kitchen** – 3.57m x 2.9m (11' 9" x 9' 6") fitted with a range of modern cupboards and drawers in white plus roll edged work surfaces and breakfast bar. There is a modern enamel sink unit, under counter double oven and combination electric and gas hob set beneath a steel and glass extractor fan. To one corner is a gas fired combination boiler which serves the central heating and hot water system. Two UPVC double glazed windows stand either side of a similar door which gives external access to the rear patio and garden.

From the hallway, stairs wind in a dog leg fashion to the first floor **landing** with built in pine box seating set beneath a side facing window. Doors lead off to:

**Bedroom 1** – 3.61m x 2.12m (11' 10" x 7') with built in pine wardrobing finished with louvre doors to provide useful storage, a rear facing window allows delightful views beyond the town towards Starkholmes, High Tor and Riber Castle on the horizon.

**Bathroom** fitted with a white suite to include wash hand basin, bidet, low flush WC and tiled panelled bath with mixer shower taps and separate thermostatic shower above. There is a folding glazed screen, ceiling mounted extractor fan plus built in wall and floor cabinets to provide useful storage.

**Bedroom 2** – 3.62m x 3m (11' 11" x 10') including full width and full height built in wardrobes. Picture and dado rails plus front facing window.

From the landing, a second flight of stairs continue to the **second floor**, with pine shuttered window and access to a:

**WC** doubling as a good storage room, the low flush WC includes deep shelving above the bulk head.

**Bedroom 3** – 3.6m x 3.38m (11' 10" x 11' 1") the measurements including a range of full width wardrobing, again finished with pine louvre doors. A front aspect window allows a pleasant outlook beyond neighbouring gardens and rooftops towards the hills which rise above the Derwent Valley in the distance.

**Bedroom 4** – 3.66m x 2.36m (12' 1" x 7' 9") minimum, the measurements not including the deep built in eaves storage. There is a similar pine built in cabin bed with storage beneath and forming the headboard, work station to one corner and pine shutters to the side facing window.

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## OUTSIDE

A modest forecourt garden is attractively landscaped for ease of maintenance and set behind low stone walls and pillars to a pedestrian gateway leading to the side. A wooden gate to the side of the house encloses the rear gardens which are principally level with patio area and level lawn and **shed** standing within the rear boundary.

**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. There is the added benefit of Solar PV owned under a favourable feed in tariff. Full details available to interested parties.

**COUNCIL TAX** – Band C.

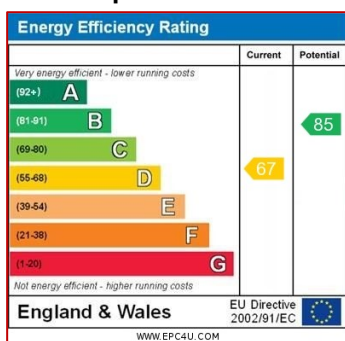
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square, take the A6 Bakewell Road travelling north before turning first right by Twiggs into Dimple Road. Rise up the hill, keeping left at the triangle into Hurds Hollow then turn next right into Drabbles Road. No. 4 can be found immediately on the right hand side.

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

Ref: FTM9618

### EPC Graph



*Awaiting Floor Plan*

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