

**63 GRITSTONE ROAD
MATLOCK
DERBYSHIRE DE4 3GD**



O A £215,000

A traditional 1960s three bedroomed semi-detached house, well presented and with the benefit of off street parking, garage and gardens.

Built of brick beneath a tiled roof, this traditional three bedroomed semi-detached home is situated within a sought after residential location on the outskirts of the town. The property is well placed for access to nearby schooling and Matlock's central facilities which lie less than one mile distance. There is the benefit of a conservatory extension enhancing the living accommodation, which is all complemented externally by good sized gardens, off street parking and garage.

The local road network provides good road communications to the neighbouring market towns of Bakewell, Chesterfield and Alfreton whilst the delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Semi-detached property
- 3 bedrooms
- Conservatory
- Off street parking
- Garage
- Gardens
- Sought after residential location
- Well placed for nearby schooling and town centre
- Viewing highly recommended



RICS **MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
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ACCOMMODATION

A UPVC double glazed front door with matching side panels encloses a porch with a quarry tiled floor, coat hanging and a second door opening to the **entrance hall** with stairs leading off to the **first floor**.

Sitting Room – 3.92m x 3.32m (12' 10" x 10' 11") with a corniced ceiling, dado rails, wood grain effect laminate flooring and a broad UPVC double glazed window to the front. A gas fire is set above to a marble effect hearth and wooden surround.

Fitted Dining Kitchen – 5.4m x 3.2m (17' 9" x 10' 6") maximum. Spanning the full width of the house and extensively fitted with a range of modern cupboards and drawers with a combination of wood block and laminate work surfaces. There is a stainless steel sink unit, range style cooker, complementary glazed cabinets and basket drawers and plumbing for an automatic washing machine. A built in store is shelved and houses the gas and electric meters. There is external access from the side and UPVC double glazed sliding patio doors opening to a:

Conservatory – 3.3m x 2.51m (10' 10" x 8' 3") UPVC double glazed to two sides and with electric fan light and central heating radiator. Double glazed patio doors open to the deck and garden.

From the hall, stairs rise to the first floor **landing** having access to the **roof void** and pine panelled doors leading off to the remaining accommodation.

Separate WC with low flush WC and obscure glazed window.

Bathroom refitted with a modern white suite to include pedestal wash hand basin and panelled bath. There is a single glazed shower screen, electric shower fitting and complementary full height tiling to three walls.

Bedroom 1 – 3.25m x 3.1m (10' 8" x 10' 3") with a built in cupboard and window overlooking the gardens at the rear and allowing distant views beyond neighbouring gardens and roof tops towards Riber Castle, Masson and with Bolehill on the far horizon.

Bedroom 2 – 3.94m x 2.88m (12' 11" x 9' 5") the larger of the three bedrooms and with a front aspect window looking along the cul-de-sac and to the Pine Woods of Matlock Moor. There is a range of full width built in wardrobing providing hanging and drawered storage.

Bedroom 3 – 2.88m x 2.22m (9' 6" x 7' 4") a good single bedroom with a cupboard above the bulk head which houses the gas fired combination condensing boiler which serves the central heating and hot water system.

OUTSIDE

From the roadside, a tarmac drive leads to the front and side of the property providing car standing for several vehicles and access to a **single garage**. Of sectional construction with up-and-over door and window to one side. By the garage, at the end of the drive, a wooden gate encloses the main gardens at the rear. These are principally laid to grass with a decked terrace adjacent to the conservatory, fence and hedged boundaries and occasional shrub planting, all having scope for further landscaping if required.

The front garden is, again, laid to lawn and gently sloping from the roadside.

TENURE – Freehold.

SERVICES – All mains 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 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 Causeway Lane before turning second left into Steep Turnpike (by the Mazzi restaurant). Rise up the hill and at the following T junction bear left into Chesterfield Road. Rise to

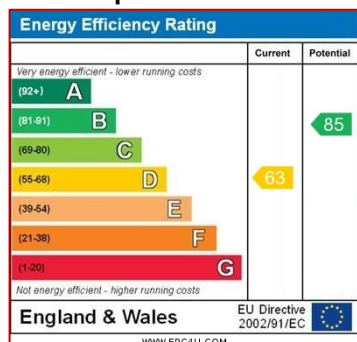
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the very top of the hill, proceeding beyond the Duke of Wellington public house before turning next left. Turn left again into Gritstone Road and No. 63 can be found on the left hand side.

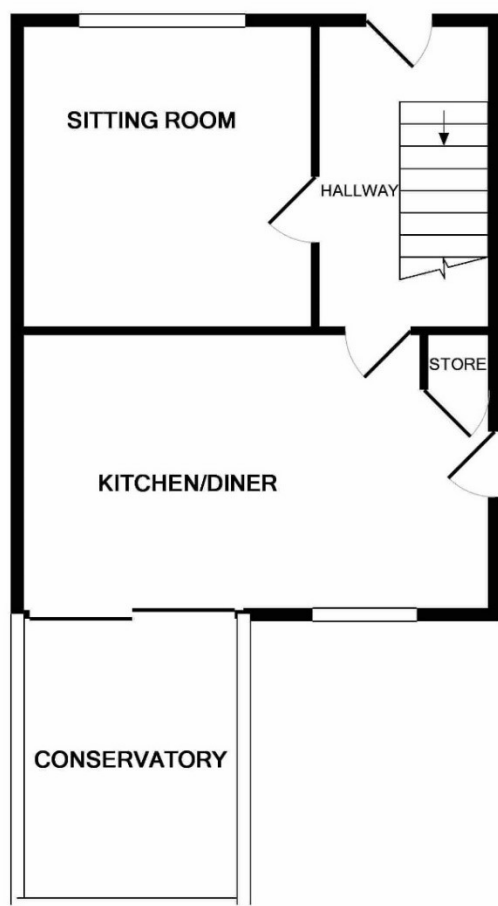
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

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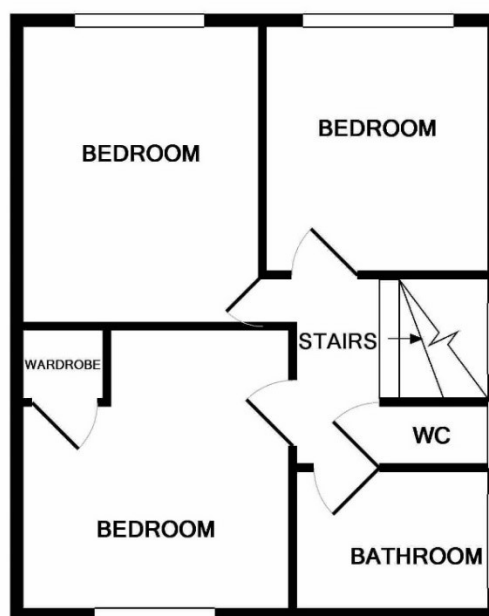
EPC Graph



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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