

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



O A £185,000

A well-presented two bedroomed semi-detached property situated on the edge of Matlock's town centre, with a delightful southerly aspect and countryside views

Being built of rendered elevations beneath a slate roof stands this two bedroomed semi-detached property offering deceptively spacious accommodation finished to a high standard throughout to include a fitted dining kitchen with integral appliances, sitting room with ClearView multi-fuel stove and large Conservatory. To the first floor are two double bedrooms and a contemporary bathroom. Original features have been retained, including picture rails, front aspect bay window and stripped wooden flooring complimented by the modern convenience of as gas fired central heating and UPVC double glazing. With front and rear gardens to include a raised deck and patio seating area, all of which being enclosed with countryside views in the distance.

Situated within this highly sought after residential location on the edge of Matlock's town centre having ready access to a number of local amenities such as public houses, shops, bus routes and Matlock's town centre main stream facilities. Ideally suited to the first time buyer, young professionals or perhaps those looking to downsize to easily managed accommodation. A viewing is highly recommended at the earliest opportunity to fully appreciate the deceptively spacious accommodation on offer and detail that has gone into this charming two bedroomed refurbishment.

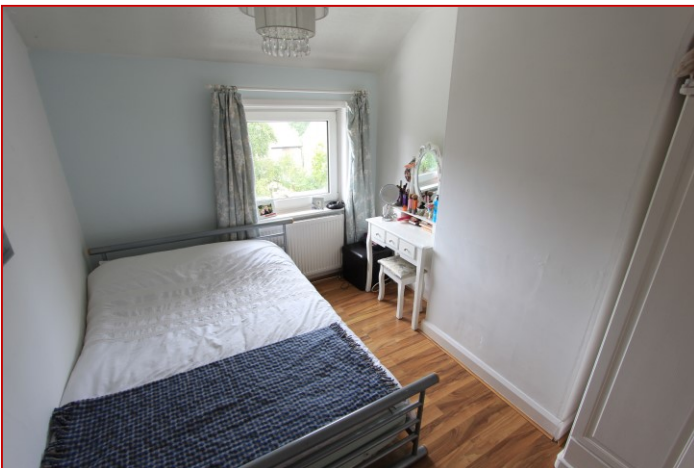
- Semi-detached property
- ClearView multi-fuel stove
- Traditional features retained
- Highly regarded and convenient location
- Southerly aspect with countryside views
- Fitted dining kitchen
- Contemporary bathroom suite
- Gas fired central heating
- UPVC double glazing
- Front and rear gardens



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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 decorative part glazed UPVC front entrance door with stained glass opens into the front **entrance lobby** with stairs rising to the **first floor landing**, central heating radiator and door opening into the ...

Sitting Room – 4.26m x 3.63m (14' x 11' 11") taking into account the bay window. Having a feature Clearview multi-fuel stove with tiled hearth together and wooden mantel. Having a front aspect UPVC bay window with pine window seat, central heating radiator, picture rail, stripped wooden flooring and door opening into the ...

Dining Kitchen – 4.67m x 3.04m (15' 4" x 9' 11") being fitted with a comprehensive range of modern wall and floor mounted units beneath wooden work surfaces, inset stainless steel sink and tiled splash backs. Having a range of built in appliances to include electric oven (newly installed Spring 2019), four ring gas hob and washing machine. With rear and side aspect windows, central heating radiator and under stair store with side aspect window and housing the gas fired central heating boiler.

Stained glass decorative pine double doors open from the kitchen diner into the ...

Conservatory – 4.11m x 2.06m (13' 6" x 6' 9") being of dwarf wall and UPVC construction and having light, power and fully glazed rear entrance doors.

From the front entrance lobby, stairs rise to the first floor landing with side aspect UPVC double glazed window with obscured glass, loft access hatch and doors to principal rooms.

Bedroom 1 – 3.63m x 3.32m (11' 11" x 10' 11") being of comfortable double proportions and having a front aspect UPVC double glazed window, central heating radiator and bulk head hanging wardrobe / store.

Bedroom 2 – 3.38m x 2.64m (11' 1" x 8' 8") again being of double proportions and having a rear aspect UPVC double glazed window taking in a delightful southerly aspect with views of the surrounding countryside and central heating radiator.

Bathroom fitted with a contemporary and modern white suite to comprise P bath with Triton electric shower over and glazed screen, low flush WC, pedestal wash hand basin, tiled splash backs, rear aspect UPVC double glazed window with obscured glass and ladder heated towel rail.

OUTSIDE

To the front of the property a wooden fence and gated approach opens to a planted border and access to the front door together with side path leading to the rear passing an outdoor tap. To the rear is a south-facing raised decked seating area with a degree of privacy. Steps descend to principal level gardens, passed gravelled raised beds ideal for planting, to a gravelled path leading to an additional patio surrounded by lawns and gravelled borders. The rear is fully enclosed via fenced boundaries and enjoys a southerly aspect and being able to take in views in the distance of the surrounding countryside.

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.

COUNCIL TAX – Band B.

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 north as signposted Bakewell and on reaching Twiggs Fabrications, turn right into Dimple Road proceeding up the hill and continuing into Hurds Hollow. At the brow turn right into Drabbles Road (opposite the turn into Megdale) and follow the road round where No. 9 can be found on the left hand side.

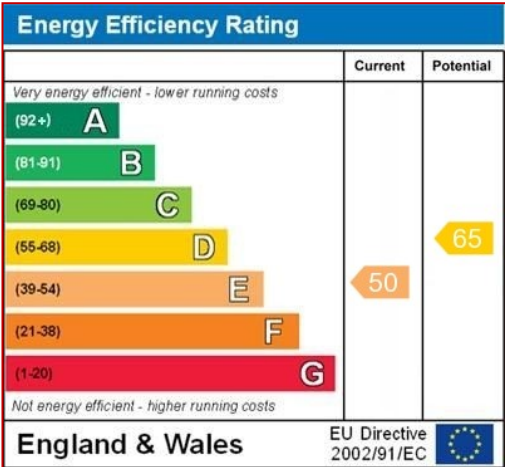
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

www.fidler-taylor.co.uk

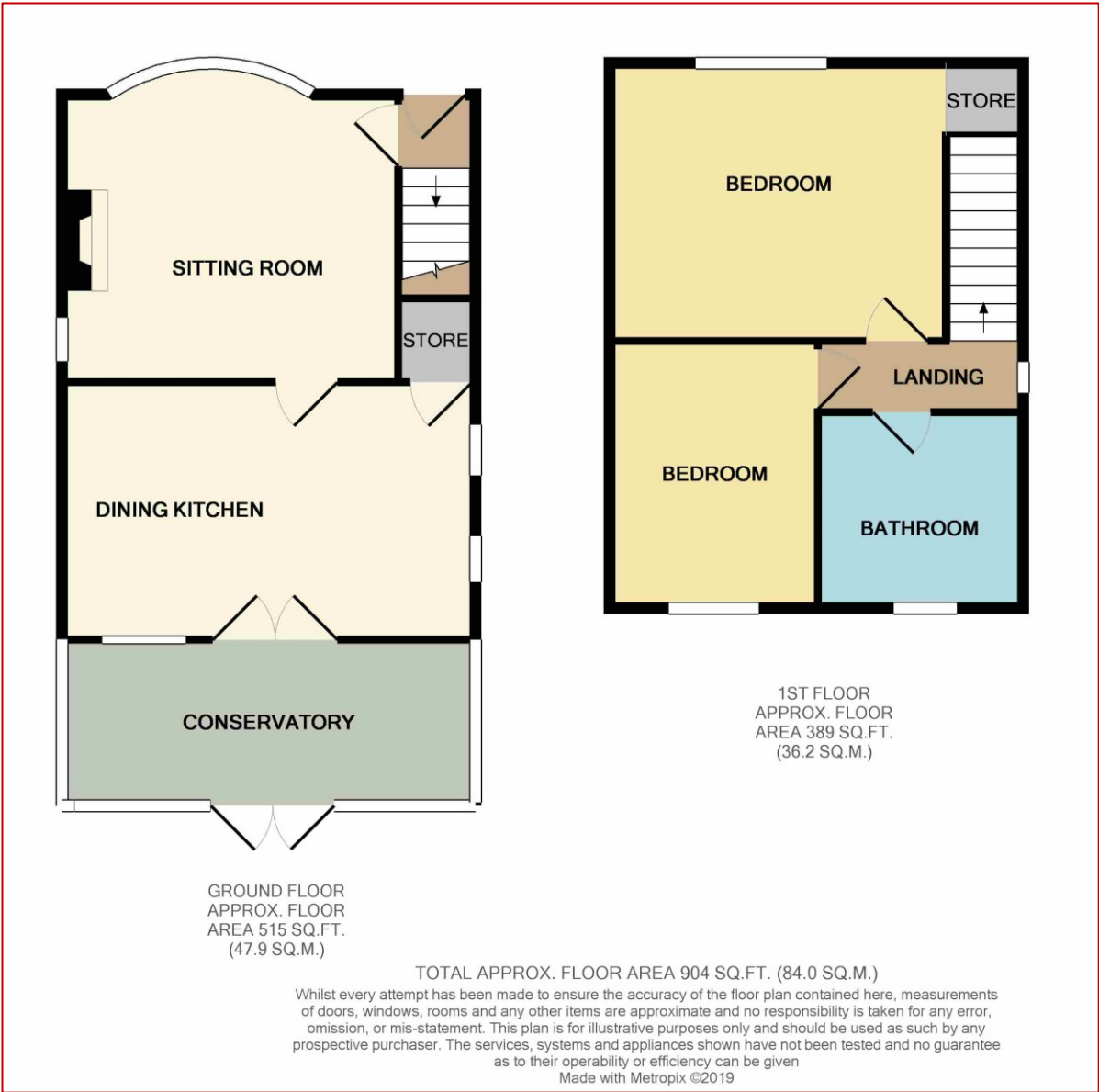
NOTE: This property is being sold on behalf of a member of staff at Fidler Taylor.

Ref: FTM9643

EPC Graph



Floor Plan



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.