

**24 WOLDS RISE  
MATLOCK  
DERBYSHIRE DE4 3HJ**



**O A £230,000**

**A well presented traditional semi-detached home within a popular residential location, extended to provide well proportioned three bedroomed accommodation.**

Situated in an established residential location on the outskirts of the town, this traditional 1960s semi-detached house presents an excellent opportunity for the growing family. The house benefits from a two storey extension, dating from 2012, at the time of which the house was refurbished, completely rewired and upgraded throughout. An open plan feel to the ground floor accommodation is further enhanced by the inclusion of a utility and cloak room whilst each of the three bedrooms are well proportioned with storage options. A closer inspection is strongly recommended to appreciate the merits of this family home.

Matlock's shops and facilities lie around one mile distance whilst closer at hand are the Cavendish Park playing fields. Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton whilst the wider delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Semi-detached house
- 3 bedrooms
- Extended to provide well proportioned accommodation
- Established residential location
- Part open plan to the ground floor
- Single garage
- Front and rear gardens
- Countryside views
- Viewing highly recommended



**RICS**

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





[www.fidler-taylor.co.uk](http://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

Sheltered beneath a porched canopy, a decorative glazed UPVC front door opens directly to the:

**Sitting Room** – 5.4m x 2.69m (17' 7" x 8' 8") average, adapted to make the best use of the available space being open to the stairs which rise to the **first floor**. A broad UPVC double glazed window allows excellent natural light from the front and allows a pleasing outlook along the cul-de-sac and with views to Riber Castle on the far horizon. The room is finished with a modern hardwood plank floor which continues through to the adjacent:

**Dining Room** – 3.71m x 2.72m (12' 2" x 8' 9") with a broad opening from the sitting room and similarly to the adjacent kitchen. There is a display recess and corniced ceiling.

**Fitted Kitchen** – 3.75m x 2.25m (12' 3" x 7' 4") being fitted with an extensive range of modern cupboards and drawers plus work surfaces which incorporate a twin bowl sink unit, food waste container together with a contemporary induction hob with steel and glass extractor canopy above, low level electric oven beneath and integral fridge and freezer. The kitchen has a pleasant outlook across the attractive rear gardens and to the fields and woods beyond.

A multi-paned door opens to a **rear hall** with access to the garden and separately from the head of the drive. There is coat hanging storage and door off to a:

**Utility/Cloak Room** – 3.44m x 1.54m (11' 3" x 5' 1") a valuable addition to the house and incorporating plumbing for an automatic washing machine, work bench, low flush WC and pedestal wash hand basin. There is concealed storage siting the gas and electric meters together with the gas fired boiler which serves the central heating and hot water system. The room is finished with ceramic tiled floor which extends from the rear hall.

From the front entrance, stairs rise to the first floor **landing**, quite spacious with inbuilt storage and space for occasional furniture.

**Shower Room** with double width walk-in shower cubicle, ceramic tiled with mixer shower and glazed door. Pedestal wash hand basin, low flush WC, ceramic tiled floor, obscure glazed window and extractor fan to the shower cubicle.

**Bedroom 1** – 4.9m x 2.23m (16' 1" x 7' 3") plus 3.33m x 1.3m (10' 10" x 4' 3") an extended and adapted room which provides a good double bed sleeping area with adjacent dressing area. Windows to two elevations allow pleasant aspects beyond the rear and to the adjoining countryside across the rear and side boundaries.

**Bedroom 2** – 2.75m x 2.2m (9' x 7' 2") plus 1.83m x 1.08m (6' x 3' 5") again, adapted to provide useful additional space, a good single bedroom with storage and study areas.

**Bedroom 3** – 2.50m x 2.13m (8' 2" x 6' 10") with similar views to the front and built in storage set above the stair well.

## OUTSIDE

To the front of the property, an attractive garden is laid to lawn, surrounded by well stocked shrub and flower borders and set within a dividing evergreen screen. A tarmac drive provides hardstanding and access to a **single**

[www.fidler-taylor.co.uk](http://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.

**garage** with up-and-over door, window and personnel door to the side. The larger garden area is situated at the rear of the house where a paved patio rises through four shallow steps to a gently sloping lawn surrounded by mature borders planted with low growing specimen shrubs and trees together with perennial flowers to provide colour and interest throughout the seasons. There is a paved patio and two **garden sheds**.

**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 C.

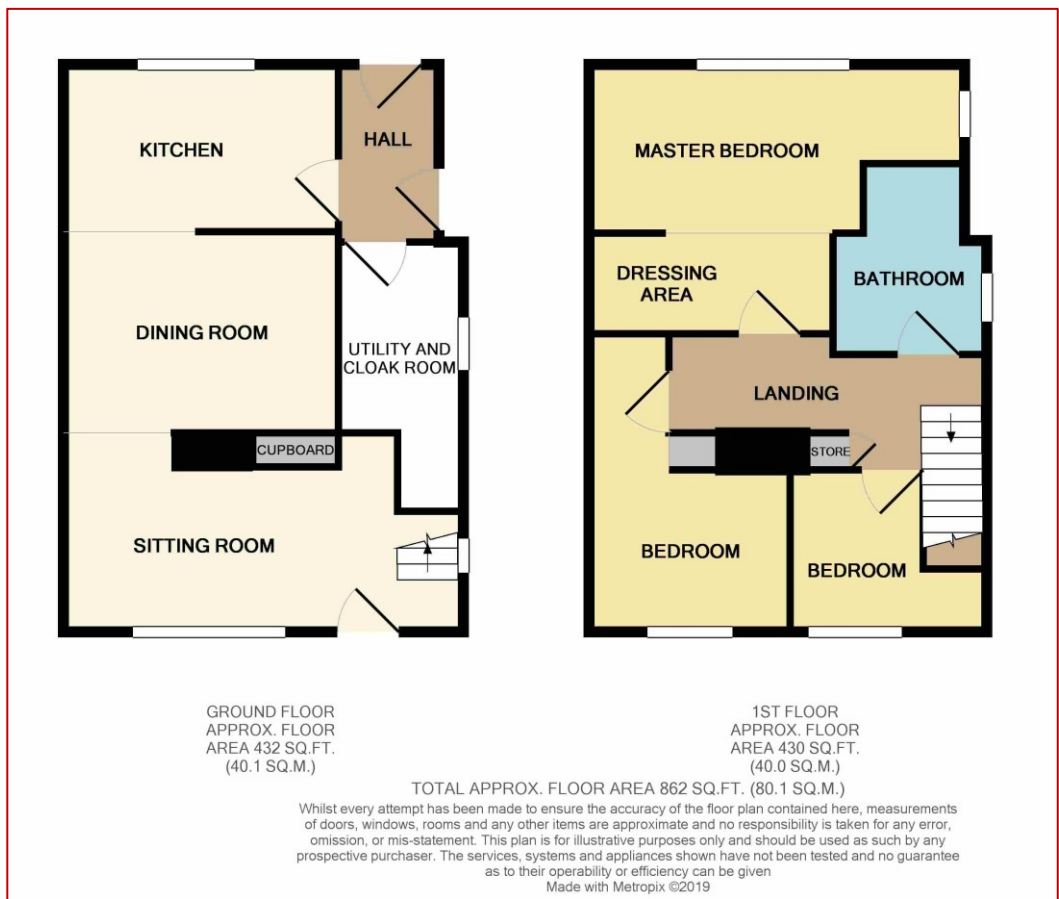
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square, take Bank Road rising up the hill beyond County Hall before bearing right into Wellington Street. Continue rising and at the top of the hill turn sharp left into Cavendish Road. Continue for around 600m before turning right into Wolds Rise. The road rises gently and as it bends around to the left, No. 24 can be found on the right hand side.

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

**Ref: FTM9478**

### Floor Plan



### EPC Graph

