

**235 CHESTERFIELD ROAD  
MATLOCK  
DERBYSHIRE DE4 5LE**



**O A £145,000**

**An attractive stone built mid terraced cottage providing upgraded two bedroomed accommodation with the benefit of a good sized rear garden.**

Standing on the outskirts of the town, this traditional two bedroomed cottage presents an excellent opportunity to the first time purchaser, buy-to-let investor or those seeking an easily managed character home. The accommodation has been recently refurbished, the works including a newly fitted kitchen, new decoration and floor coverings to the principal rooms. There is a feature stone fireplace and surround to the sitting room, UPVC double glazing and gas fired central heating whilst externally there is a good sized garden offering scope for further landscaping at the rear. A closer inspection is strongly recommended to fully appreciate the merits of the cottage.

Good road communications lead to the amenities of the town and to the neighbouring centres of employment to include Chesterfield, Bakewell and Alfreton. The delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Mid terraced cottage
- 2 Bedrooms
- Recently refurbished
- UPVC double glazing
- Gas fired central heating
- Good sized rear garden
- 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

The UPVC double glazed front door opens to the:

**Sitting Room** – 3.65m x 3.61m (11' 10" x 11' 8") with painted feature timbers to the ceiling and substantial cut-stone fireplace with exposed stonework infill to the surrounding chimney breast and internal walls. Attractive cupboards are fitted to either side of the chimney breast, there is a front aspect UPVC double glazed window and a traditional four panelled pine door leading off to the:

**Dining Room** – 3.06m x 2.82m (10' x 9' 2") with rear facing window, stairs leading off to the first floor with original pine boarded side and cottage style door opening to a useful **under-stair store** with quarry tiled floor.

**Kitchen** – 2.05m x 2m (6' 7" x 6') recently refitted with a range of modern cupboards and drawers plus roll edge work surfaces which incorporate a 1½ bowl stainless steel sink unit and four ring gas hob. Undercounter electric oven, extractor canopy above and plumbing for an automatic washing machine. There is a ceramic tiled floor which extends to a rear lobby with external door leading from the yard and gardens. A further stripped pine door leads off to the:

**Bathroom** fitted with a white suite to include pedestal wash hand basin, low flush WC and panelled bath with mixer shower fitting and glass shower screen.

From the dining room, stairs rise to the **first floor landing** with doors leading off to:

**Bedroom 1** – 3.65m x 3.6m (11' 10" x 11' 8") a good double room with a pleasant front aspect enjoying views to the nearby Pine Woods and beyond.

**Bedroom 2** – 3.06m x 2.82m (10' x 9' 2") a smaller double bedroom with rear aspect window.

## OUTSIDE

The main gardens are found at the rear enclosed with timber fencing to each side boundary and generally laid to grass on a gently sloping lawn. At the head of the garden is a **timber shed**. Access to the rear is via an established right of way across the rear of the adjoining cottage.

At the front of the house, a pebbled forecourt is planted with low growing shrubs and set behind a natural stone wall with a private gate pedestrian access.

**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 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.

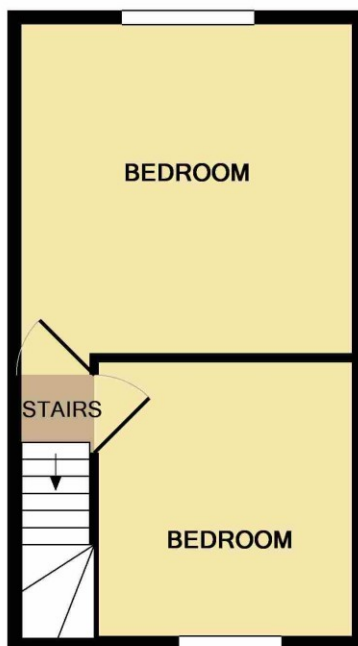
**DIRECTIONS** – from Matlock Crown Square take Causeway Lane before turning second left into Steep Turnpike by the Mazzi restaurant. Rise up the hill and at the following T junction bear left into Chesterfield Road. Continue rising, passed the Duke of Wellington public house, passed the pedestrian crossing and the property can be found on the left hand side just beyond the turn into Sandy Lane. For viewings we recommend parking on Sandy Lane before walking to the property.

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

Ref: **FTM9647**

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## Floor Plan



1ST FLOOR  
APPROX. FLOOR  
AREA 263 SQ.FT.  
(24.5 SQ.M.)

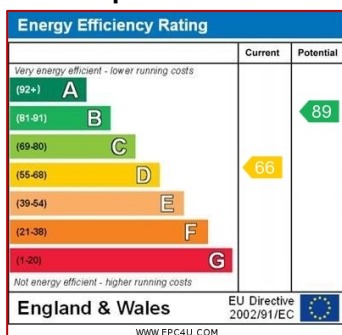
GROUND FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 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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## EPC Graph



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