

**7 COLLINGWOOD CRESCENT
MATLOCK
DERBYSHIRE DE4 3TB**



O A £220,000

A modern detached three bedroom home within a popular and convenient town cul-de-sac location.

Built in the 1970s of brick beneath a tiled roof, this detached three bedroom house is well suited to the growing family and professional couple alike. The property offers simple straightforward three bedroom accommodation, open plan living space to the ground floor, gardens to the front and rear and a single garage. The house has been maintained to a pleasing standard through the years and offers opportunity for purchasers to cosmetically upgrade as may be required with similar opportunity for re-landscaping in the gardens.

Situated to a cul-de-sac within this established and popular residential development, Matlock's town centre facilities lie around half a mile away. There is access to nearby schooling and good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton. The delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Detached 3 bed property
- Convenient cul-de-sac location
- Well suited to the growing family
- Open plan living space at ground floor
- Front and rear gardens
- Single garage
- Viewing highly recommended



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





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ACCOMMODATION

A UPVC double glazed front door with matching side panels opens to an **entrance hall**, stairs off to the **first floor** and door opening to the main living accommodation.

Sitting Room – 4.58m x 4.15m (15' x 13' 6") being open plan to an adjoining dining area and the kitchen creating an excellent family living environment, well suited to modern lifestyles. A broad UPVC double glazed window allows good natural light and views beyond the cul-de-sac towards slopes rising above the valley to Bonsall Moor.

Dining Area – 3.02m x 2.48m (9' 9" x 8' 1") continuing the open plan theme divided from the kitchen and with window facing the rear gardens. A deep under stairs cupboard provides useful storage and sites the gas fired boiler which serves the central heating and hot water system.

Fitted Kitchen – 2.81m x 2.55m (9' 2" x 8' 4") fitted with a range of modern cupboards and drawers plus work surfaces which incorporate a stainless steel sink unit. There is a position for cooker and white goods and half glazed door opening to a:

Utility Porch – 1.88m x 1.85m (6' 2" x 6') with plumbing for an automatic washing machine, window facing the rear gardens and UPVC double glazed door allowing external access providing a useful rear entrance to the house.

From the entrance hall, stairs rise to the first floor **landing** which has access to the **roof void** and doors off to the remaining accommodation.

Separate WC with obscure glazed window and low flush WC.

Bathroom with roll edged cast iron bath, pedestal wash hand basin, obscure glazed window and full height tiling to three walls.

Bedroom 1 – 3.65m x 2.92m (11' 10" x 9' 6") a good double bedroom with rear facing window overlooking the gardens.

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Bedroom 2 – 4.13m x 3.03m (13' 5" x 9' 9") the measurements including the range of built in wardrobes and cupboards, finished with painted louvre doors and providing useful storage. To one corner, an airing cupboard store sites the foam lagged hot water cylinder. As with the remainder of the house, there is excellent natural light, the front window giving distant views across the valley towards Wensley and Oker in the west.

Bedroom 3 – 2.53m x 2.50m (8' 3" x 8' 2") a single bedroom with similar front aspect and built in storage set above the bulk head.

OUTSIDE

To the front of the house, a lawned garden dissected with a paved path leads to the front door and is bordered by evergreen shrubs and hedge boundaries on two sides. A path leads to the rear and to the principal gardens. Here long, mature borders lie either side of the paved pathway leading to a grassed area. Within the rear boundary there are additional raised borders, all of which offer scope for further landscaping as may be desired.

Adjacent to the house a driveway, shared with neighbouring properties, leads to an area of courtyard parking and access to a **single garage** standing to the end of a row of three with up-and-over door, with designated parking space in front of garage.

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.

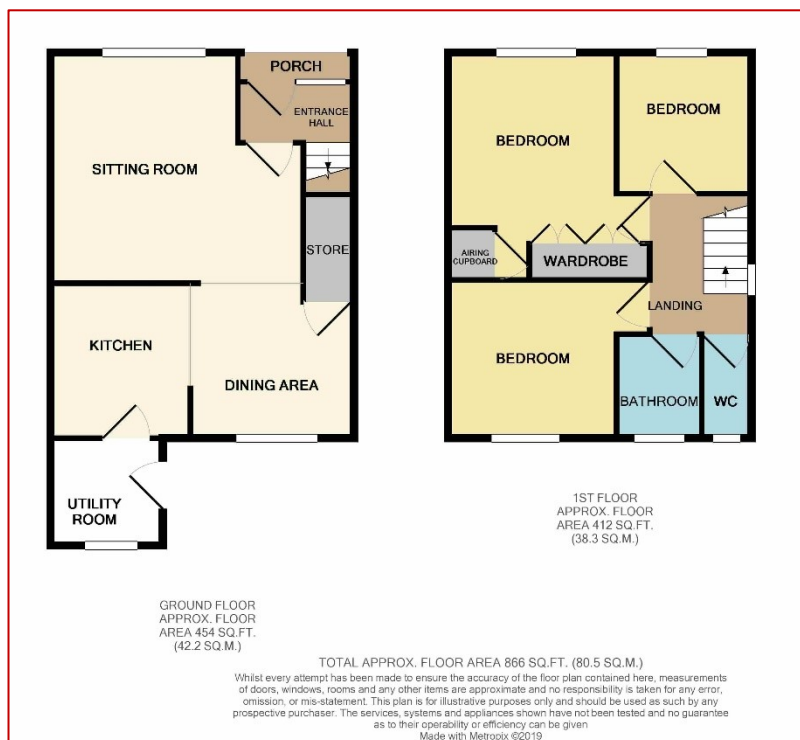
COUNCIL TAX – Band D

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.

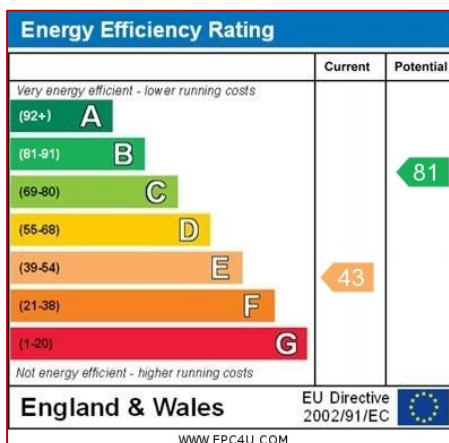
DIRECTIONS – from Matlock Crown Square take Bakewell Road before turning right by Twiggs into Dimple Road. Rise up the hill, keeping left into Hurds Hollow before turning left again into Megdale. Follow the hill down the hill, round the right hand bend and as the road bends to the right again, Collingwood Crescent is off to the left hand side. No. 7 can be found half way down on the left hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228. **Ref: FTM9653**

Floor Plan



EPC Rating



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