

**IMPERIAL LODGE
11 IMPERIAL ROAD
MATLOCK
DERBYSHIRE DE4 3NL**



O A £399,950

An individual detached bungalow within a convenient town centre position and offering recently refurbished and extended accommodation. A truly rare opportunity.

Enjoying a prime town centre location, tucked away from the roadside, yet conveniently placed for the wide range of central shops and facilities, this traditional detached bungalow stands within a good sized garden plot and offers an excellent opportunity for retirees, professionals and families alike. The spacious accommodation has been extended and adapted to suit the current sellers needs and has seen a programme of updating through recent years to present a quality and well maintained home. There is ample car parking whilst the surrounding gardens offer opportunity for the keen gardener, relaxation and family recreation. A closer inspection is strongly recommended to fully appreciate the merits of the property and its location.

- Detached bungalow
- Upgraded and extended in recent years
- Convenient town location
- Close to all central facilities and amenities
- Ample parking
- Mature gardens
- Viewing highly recommended

Good road communications lead to the neighbouring market towns of Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. The delights of the surrounding Derbyshire Dales and Peak District countryside are also close at hand.

PHOTO GALLERY:



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ACCOMMODATION

A pair of uPVC fully double glazed doors open to an **entrance lobby** with ample space for coat hanging and shoe storage. A multi paned glazed door, in turn, opens to a **central hallway** with access to the roof void and doors leading off to the principal accommodation.

Lounge – 6.54m x 3.68m (21' 6" x 12' 1") a spacious family space benefiting from good natural light with three windows to two elevations and including a broad bay window overlooking the front gardens, all of which benefiting from modern double glazing which continues throughout the house. As a focal point to the room, a contemporary log burning stove stands to a raised hearth. A door leads off to a...

Bedroom / music room – 3.63m x 2.66m (11' 11" x 8' 9") with side facing window.

Dining kitchen – 4.73m x 3.65m (15' 6" x 12') with a similar front facing bay window and additional picture window to the side allowing good natural light. The room is well proportioned with sufficient space for daily dining and being fitted with a good range of modern cupboards and drawers with a white gloss finish and granite effect work surfaces. There is a broad worktop return offers a breakfast facility and sites a ceramic hob beneath a glass and steel extractor canopy. There is a stainless steel sink unit, integral dishwasher, eye level double oven / grill, refrigerator and freezer.

Off the kitchen a side passage provides secondary access from the front and to the rear gardens and off which doors lead to a...

Utility room – 2.1m x 2.1m (6' 11" x 6' 11") with front facing window, plumbing for an automatic washing machine and siting a gas fired combination boiler which serves the central heating and hot water system.

Study / box room – 2.12m x 1.11m (6' 11" x 3' 8") with rear facing window and offering useful ancillary space.

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Bedroom 1 – 7.4m x 2.9m (24' 3" x 9' 6") average, a generously proportioned suite with ample room to create a dressing and / or sitting area. French doors lead to the side and rear gardens and an additional rear facing window draws in natural light.

Bathroom – fitted with a modern four piece white suite to include panelled bath with mixer shower taps, low flush WC, bidet and pedestal wash hand basin. The recently refurbished room includes full height ceramic tiling and there is the benefit of an extractor fan and rear aspect window.

Shower room – offering the versatile benefits of a second bathroom facility. The roof is finished with a corner shower cubicle with mixer shower and glazed sliding screens, low flush WC and wash hand basin set above a built-in modern cupboard. Extractor fan, full height ceramic tiling, obscure glazed window to the rear. Additional full height built-in cupboard provided useful storage.

Bedroom 2 – 3.63m x 3.57m (11' 11" x 11' 9") with windows to the side and rear, wardrobes included. A good double bedroom.

OUTSIDE

From the roadside, a long surfaced driveway leads to the front of the property where there is hard standing for several vehicles and at the head of which is a **single garage** of sectional construction. The front gardens have been pleasantly landscaped for ease of maintenance with rockery borders, well stocked with a variety of low growing shrubs and perennials, the borders being finished with a shale covering. To one side a slate tiled patio, which takes the benefit of sun for much of the day, beneath which is an ornamental pond and arched tunnel features and as a striking focal point a monkey puzzle tree. Mature hedged boundaries provide a good degree of privacy and shelter. A gated pathway leads to one side, the fence boundary trained with a variety of clematis. Pathways continue to the rear where lawned gardens are gently raised and planted with occasional fruit trees. There are two useful stores and timber shed.

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 E

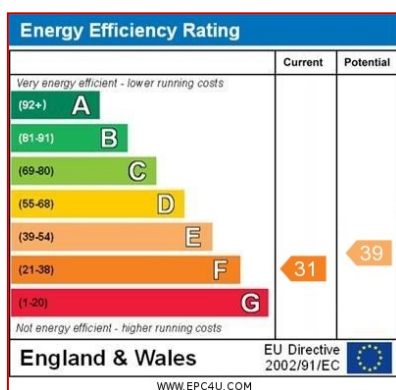
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Bank Road before turning first left onto Imperial Road. After the turn for the M&S car park and before the first house on the left, No. 11 can be found to the end of a private driveway.

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

Ref: FTM 9657

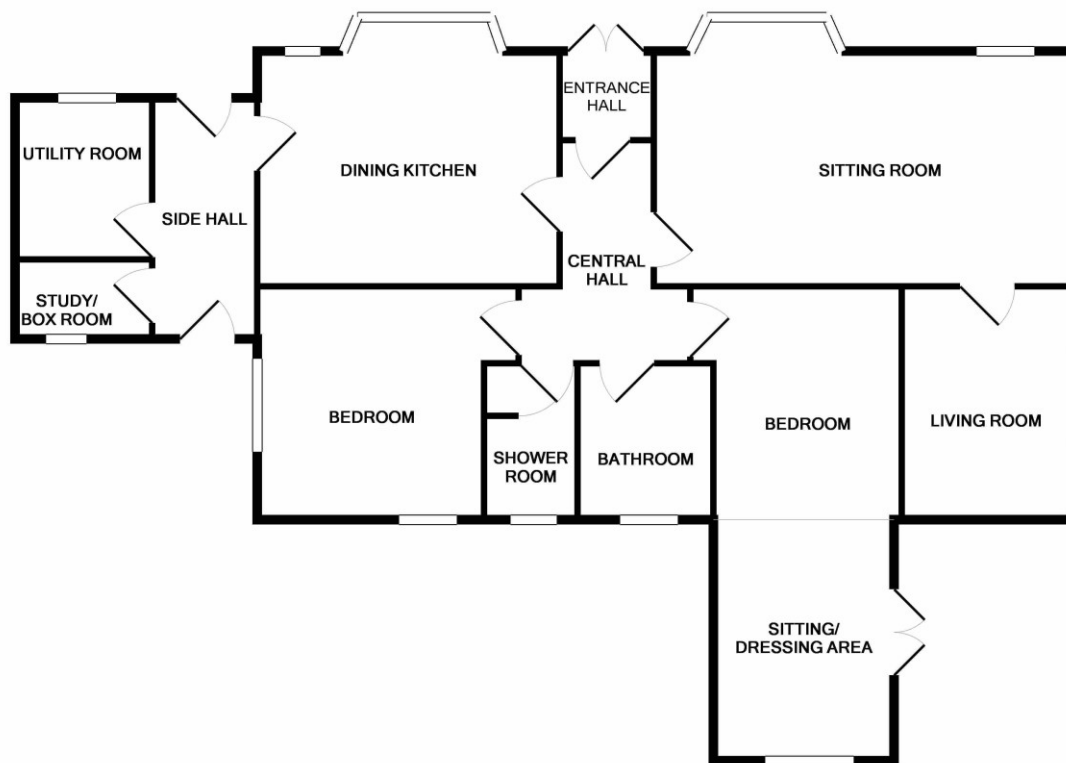
EPC RATING - F31



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Floor Plan



TOTAL APPROX. FLOOR AREA 1293 SQ.FT. (120.1 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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