

**194 DALE ROAD
MATLOCK BATH
DERBYSHIRE DE4 3PT**



O A £180,000

A traditional two bedroomed semi detached property, finished to a contemporary style and commanding fine views towards High Tor and the River Derwent.

This contemporary home stands on the hillside between Matlock and Matlock Bath and takes in splendid views across the valley. The stylish two bedroomed accommodation was finished to a minimalistic design through refurbishments several years ago and includes an open plan ground floor and the addition of a useful loft room. Good sized terraced gardens offer ample opportunity for the keen gardener as well as vantage points to sit and appreciate the interesting views across the Derwent gorge. There is the added benefit of parking for two cars.

The property is well suited to the first time buyer or professional couple or perhaps those seeking a second home in the Derbyshire Dales. There is ready access to local amenities and to the delights of the surrounding countryside whilst good road communications lead to the neighbouring centres of employment which include Chesterfield, Bakewell and Alfreton and the cities of Sheffield, Nottingham and Derby are all within daily commuting distance.

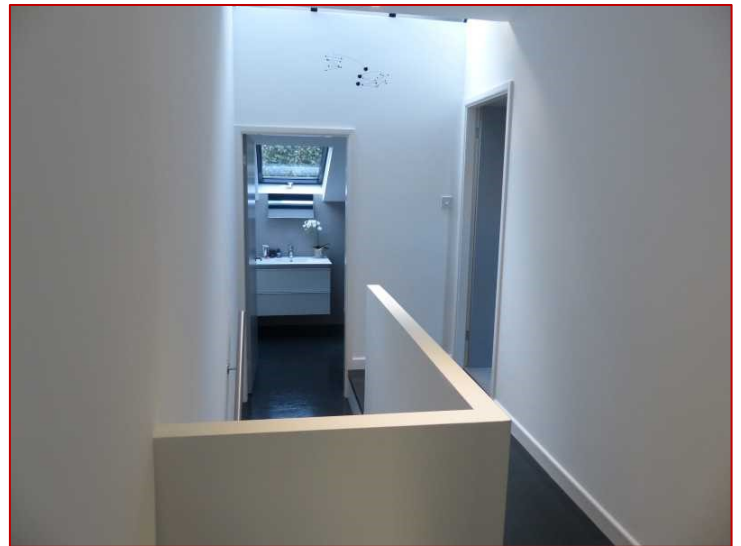
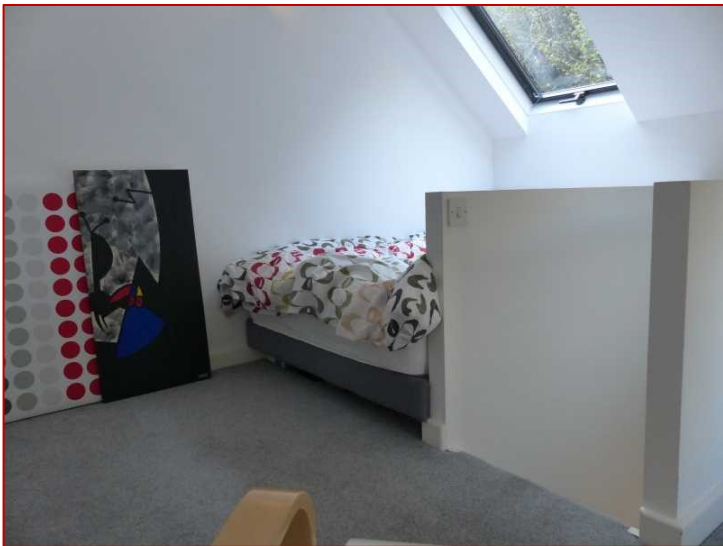
- 2 bed semi-detached property
- Finished to a contemporary style
- Open plan ground floor
- Useful loft room
- Good sized terraced gardens
- Parking
- Fine views
- Viewing highly recommended



RICS

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





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ACCOMMODATION

Entrance Porch with outdoor storage cupboard having plumbing, light, power and housing the Worcester combination boiler. A fully glazed door gives access into the...

Open Plan Living Area – with stairs rising to the first floor landing.

Kitchen – 2.16m x 2.04m (7' 1" x 6' 8") fitted with a range of wall and floor mounted brushed white contemporary units set beneath Quartz stone work surfaces, inset stainless steel sink and Quartz stone splash backs. With inset ceramic electric hob, extractor over and built-in all in one Siemens multi-function oven and fridge/freezer. There is a floor to ceiling side aspect double glazed window, inset down lighters and central heating radiator.

Living/Dining Area – 4.78m x 3.42m (15' 8" x 11' 3") (measurements taking into account the stairs) being easily able to accommodate both dining and living facilities. With front aspect picture double glazed window giving glorious views towards High Tor and the River Derwent, flush insert wall mounted wood burning stove along with recessed display shelving, television unit with television aerial, central heating radiator, thermostat heating control and inset down lighters.

From the dining area stairs rise to the **First Floor Landing** with rear aspect obscured glass roof lights, inset down lighting and doors off to all principal rooms.

Bedroom 1 – 3.17m x 3.48m (10' 5" x 11' 5") (measurements taking into account the fitted wardrobes) being of double proportion and benefiting from floor to ceiling built-in wardrobes offering both shelving and hanging facilities. There is a picture front elevation double glazed window with views towards High Tor and the River Derwent, central heating radiator, television aerial point and telephone socket.

Bathroom – fitted with a contemporary modern white suite comprising panelled bath with mains mixer shower over and glazed screen, low flush WC and vanity sink basin with storage drawers beneath. There is a rear aspect roof light, ladder radiator and extractor fan.

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Study Area – 3.52m x 1.73m (11' 7" x 2' 8") (measurements taking into account the stairs) Stairs rise to the second floor, side aspect double glazed window, central heating radiator and telephone socket.

Bedroom 2 – 3.6m (with restricted head height) x 3.08m (11' 10" x 10' 1") currently used as an occasion guest bedroom. There are front and rear aspect double glazed windows, central heating radiator, under eaves storage cupboards and telephone socket.

OUTSIDE

At the foot of the property is parking for two vehicles and potential to create a further third parking area and a gated access to the principle gardens. Each parking bay lies either side of the steps leading to the house.

The front gardens are set in a terraced format all of which are level landscaped with low maintenance in mind and a superb decked seating area taking advantage of the glorious views toward High Tor and the River Derwent. There is the added benefit of a vegetable garden for those green fingered purchasers. Currently the lower gardens are overgrown and include areas on either side of the stepped pathway.

A slate paved path leads to the side of the property with further boarded out areas with boxed hedging and a gravelled area with outdoor tap and light. To the head of the garden is stepped access to the outdoor timber shed.

TENURE – Freehold

SERVICES – All mains services are available to the property which enjoys the benefit of double glazing and gas-fired central heating. No tests have been made on services or their distribution.

COUNCIL TAX – Band B.

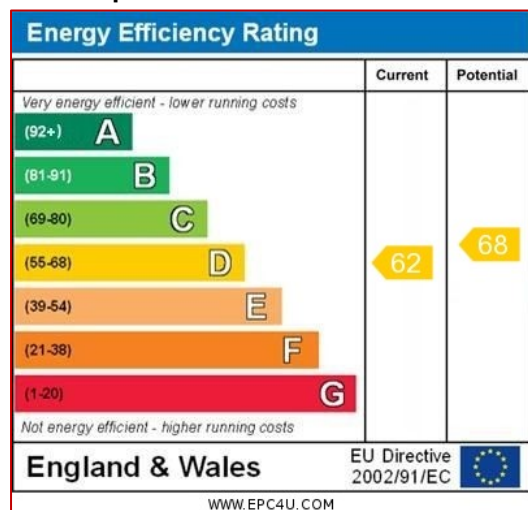
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 towards Matlock Bath. After approximately half a mile take the private driveway on the right hand side identified by the Agents For Sale board and no. 194 can be found again identified by the agents For Sale board.

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

Ref: FTM9672

EPC Graph



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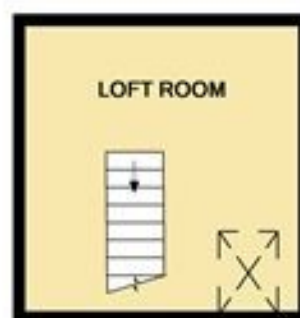
Floor Plan



GROUND FLOOR



1ST FLOOR



LOFT ROOM

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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