

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



**£340,000**

**A generously proportioned and well presented family home providing extended four bedroomed accommodation with additional converted loft, large garage, parking and gardens.**

Built of brick beneath a tiled roof, this traditional semi-detached home has seen substantial extension including a large garage workshop, built around 2000, a first floor master bedroom suite in 2006 and more recently a useful loft conversion. The house is complemented by a larger than average garden plot, the rear being pleasantly landscaped and benefitting from views across the countryside. A large parking area to the front is sufficient for several vehicles and there is the added benefit of Solar PV providing financial efficiencies for the home.

Standing on the outskirts of Matlock, the property is handy for Highfields School whilst the town's central facilities lie around one mile away. There is ready access to the delights of the surrounding Derbyshire Dales countryside whilst good road communications lead to the neighbouring centres of employment to include Chesterfield, Bakewell and Alfreton.

- Well presented family home
- 4 bedrooms
- Useful loft conversion
- Large garage workshop
- Conservatory
- Larger than average garden plot
- Views
- Large parking area
- Solar PV
- Viewing recommended



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## ACCOMMODATION

A UPVC double glazed front door opens to an **entrance hallway** with stairs which lead off to the **first floor** and door opening to a useful **under stairs store**. There is wood grain effect laminate flooring and door leading off to the:

**Sitting Room** – 4.06m x 3.61m (13' 3" x 11' 8") having an open aspect to the adjacent dining room and with a broad front facing window which allows good natural light. There is a corniced ceiling, ceiling lights and as a focal point to the room, a multi-fuel stove is set above a polished black granite hearth and with a cut stone lintel above.

**Dining Room** – 3.37m x 2.65m (11' x 8' 7") as with the remainder of the house, the room is presented to a pleasing standard, with corniced ceiling and sliding patio doors opening to the:

**Conservatory** – 3.9m x 2.65m (12' 8" x 8' 7") an excellent day room which allows access to the gardens and hot tub, all of which are pleasantly landscaped and with views continuing beyond the rear boundary towards the fields and Pine Woods.

**Fitted Kitchen** – 3.02m x 2.89m (9' 9" x 9' 5") well fitted with a range of oak cupboards and drawers plus work surfaces which incorporate a 1½ bowl white enamel sink unit. There is a ceramic hob, low level oven, built in extractor fan, additional glazed display cabinets together with integral dishwasher, fridge and freezer. An adjoining door leads to the **garage**.

From the hallway, stairs rise to the first floor **landing** with a second flight of stairs leading to the **loft rooms**.

**Master Bedroom 1** – 7.36m x 3.57m (24' 1" x 11' 7") measured overall. Being an addition to the house around 2006 providing a spacious master suite. There are windows to front and rear, each allowing pleasant outlooks. There is a built in double wardrobe and:

**En-Suite Shower Room** with walk-in shower cubicle finished with dry boarding and folding screen, wall hung wash hand basin and low flush WC. There is access to the **roof void** and chrome towel radiator.

**Family Bath and Shower Room** fitted with a touch of luxury and including a four piece suite to comprise a quadrant shower cubicle with dual spray shower and curved glazed screens, freestanding double end bath with mixer taps and pencil shower attachment, broad wash hand basin set above a low level cabinet and low flush WC. There is a contemporary towel radiator in grey, full height ceramic tiling to the walls which incorporate mirrored recesses, ceiling downlighting, corniced ceiling and obscure glazed window to the rear.

**Bedroom 2** – 3.2m x 3.16m (10' 5" x 10' 4") of double proportion and with built in double wardrobe and views across the gardens at the rear and to the countryside beyond.

**Bedroom 3** – 3.61m x 4.06m (11' 8" x 13' 3") a front aspect double bedroom with built in wardrobe.

**Bedroom 4** – 2.05m x 2.13m (6' 7" x 6' 10") a smaller single room, ideal as a nursery or study with a front facing window and bulk head plinth.

From the landing, stairs rise to the converted loft rooms.

**Loft Room 1** – 5.85m x 3.7m (19' 2" x 12' 1") with two Velux windows facing the rear, numerous points accessing eaves storage and door leading off to:

**Loft Room 2** – 3.14m x 3.57m (10' 3" x 11' 7") presently used as a dressing room, again with ample eaves storage, Velux roof light and a built in:

**Washroom** with low flush WC and wash hand basin above a low level cabinet.

## OUTSIDE

The proportion of this well sized home is matched by excellent gardens and grounds. To the front of the house, a gated access opens to a tarmac drive offering sufficient hardstanding for a number of vehicles and access to the:

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**Garage** – 7.36m x 3.62m (24' 1" x 11' 9") overall. Providing excellent workshop and storage space. There is an electric roller door to the front, additional personnel door to the front and rear, each of UPVC construction. A rear facing window allows good natural light. With plumbing for an automatic washing machine, tumbler drier vent and a wall mounted gas fired combination condensing boiler which serves the central heating and hot water system.

The rear gardens have been delightfully landscaped and incorporate a broad paved patio adjacent to the house with **log store** and raised fish pond together with a standing for a hot tub. Three shallow steps rise to the central lawned area with ornamental shrub borders and central path leading to upper patio terraces, siting a timber **garden shed** and separate **summer house**. There are fenced boundaries to each side and ornamental metal fencing to the rear which keeps the views open to the tree lined fields beyond.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. The property is also served by an array of Solar PV 4kw system. Further details available on request. No test has been made on services or their distribution.

**COUNCIL TAX** – Band C.

**EPC RATING** – C.

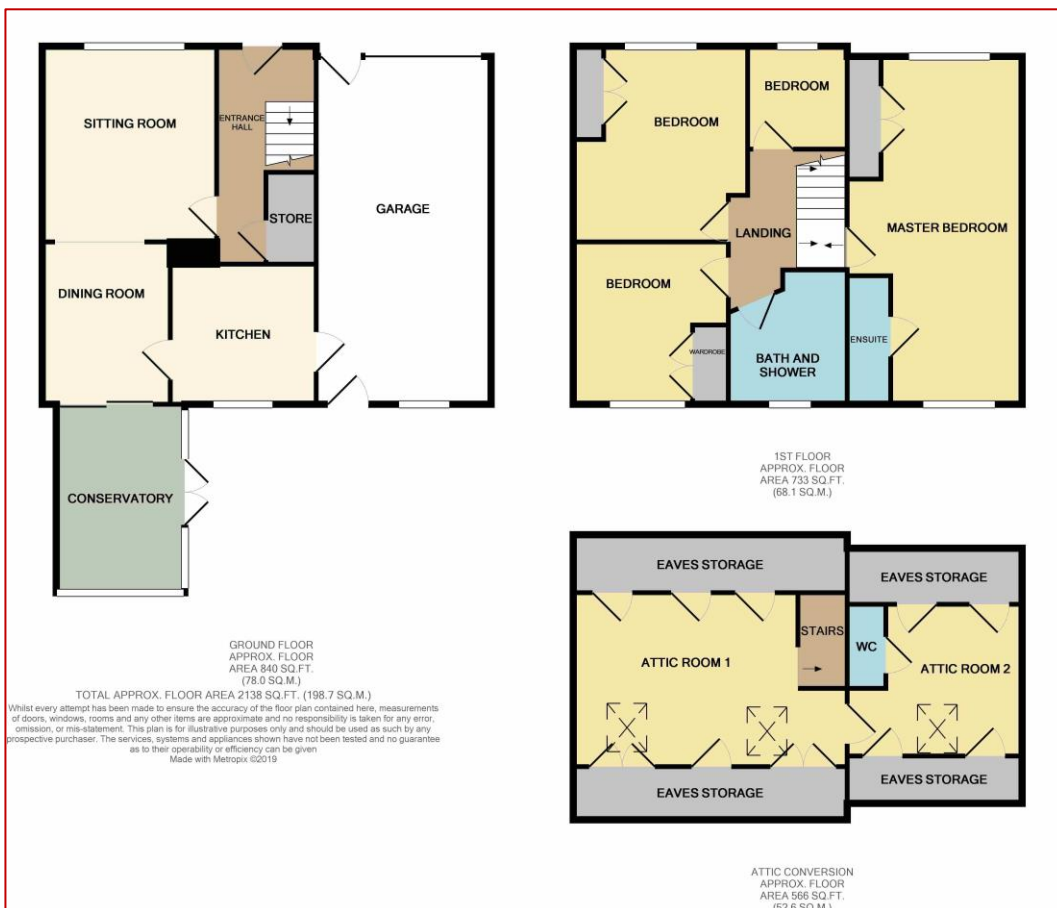
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Causeway Lane before turning second left into Steep Turnpike by the mini roundabout. Rise to the top of the hill and at the T junction turn left. Continue rising up Chesterfield Road and as the road levels, continue for around 400m and No. 283 can be found on the left hand side just opposite the turn to Highfields School.

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

**Ref: FTM9678**

### Floor Plan



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