

**101 MATLOCK GREEN
MATLOCK
DERBYSHIRE DE4 3BX**



O A £299,950

A traditional semi-detached home offering extended four bedroom accommodation and enjoying a convenient position on the edge of Matlock's town centre.

Built within rendered elevations and beneath a tiled roof, this traditional 1930s semi-detached house has seen more recent extensions to provide generously proportioned four bedroom accommodation. Internally there is scope for cosmetic updating whilst outside there are good sized mature gardens, ample off street parking and a detached double garage. A closer inspection is strongly recommended to fully appreciate the potential offered and also the property's convenient situation.

Standing around half a mile of level access to Matlock's central shops and facilities there is also good access to nearby schooling. Good road communications lead to the neighbouring centres of employment to include Alfreton, Chesterfield and Bakewell with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- Semi-detached 4 bed property
- Convenient position
- Generously proportioned accommodation
- Scope for cosmetic updating
- Good sized mature gardens
- Ample off street parking
- Detached double garage
- Viewing highly recommended



RICS

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ACCOMMODATION

Front Porch – stone built with a stable door opening from the front garden. Slate finish interior, single glazing from half height to two walls and quarry tiled floor. A hardwood panelled door, in turn, opens to a:

Reception Hall with mock timbers to the wall, stairs leading off to the **first floor** and a deep built in **store** with stone thrall shelving, coat hanging and electric meters.

Dining Room – 3.48m x 3.65m (11' 4" x 11' 10") with serving hatch from the kitchen, combination of ceiling and wall lighting and window looking across the front gardens. There is a wall hung gas fire and modern panelled and glazed door leading from the hall. A similar door opens to the:

Sitting Room – 5.9m x 5.9m (19' 3" x 19' 3") measured overall. A generously proportioned room incorporating a ground floor extension to the original house within which is a feature stone fireplace with cut stone plinths, tiled hearth and a log effect living flame gas fired stove. Excellent natural light is allowed through four windows on two elevations and the room is finished wood grain plywood panelling and concealed strip lighting to ceiling pelmets. A second gas fire provides additional heating options.

Rear Hall with door leading from the sitting room, one to the kitchen and an external door from the rear yard with a covered entrance.

Fitted Kitchen – 4.09m x 3.29m (13' 4" x 10' 8") with an extensive range of oak fronted cupboards and drawers plus work surfaces which incorporate a 1½ bowl sink unit and black ceramic hob. Integral extractor fan, kickboard electric heater and serving hatch to the dining room. A broad window looks across the rear garden and concealed to cupboards is the gas fired boiler serving the central heating and hot water system.

From the hall, stairs rise to the first floor **galleried landing** having access to the **roof void**, mock timbers to the wall and doors off to the remaining accommodation.

Bedroom 1 – 3.48m x 3.65m (11' 4" x 11' 10") a front facing double room with pleasant outlook towards Riber Castle on the horizon.

Bathroom with panelled bath, pedestal wash hand basin, ceramic tiling to three walls, the remainder tongue and groove panelled with a similar ceiling and sunken strip lighting.

Bedroom 2 – 3.65m x 3.65m (11' 10" x 11' 10") with similar front aspect. A second double bedroom with built in **airing cupboard store**.

Bedroom 3 – 2.73m x 2.13m (8' 9" x 6' 10") a rear facing single room.

Separate WC with low flush WC.

Master Bedroom 4 – 3.66m x 3.31m (12' x 10' 8") a rear facing double room with an:

En-Suite Bath and Shower Room fitted with a five piece coloured suite to include walk-in shower cubicle, panelled bath, pedestal wash hand basin, low flush WC and bidet.

OUTSIDE

From the roadside, a pair of iron gates lead to a tarmac drive which winds to the side of the house and to an area of car standing, altogether sufficient for several vehicles. At the head of the drive is a:

Detached Double Garage – 6m x 5m (19' 6" x 16' 4") of sectional construction with up-and-over door and electric light.

Fronting the house is a deep forecourt garden with a central gravelled display surrounded by mature low growing shrub borders and an evergreen screen provides privacy from the roadside. The rear gardens have been landscaped for ease of maintenance and set behind tall walls and a gated access. They principally incorporate a paved garden terrace with surrounding borders and occasional tree planting. To the side of the drive, deep shrub borders, again provide excellent privacy and within which is a **timber garden store/workshop**.

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Integral to the house, by the back door, is an **outside WC**.

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 C.

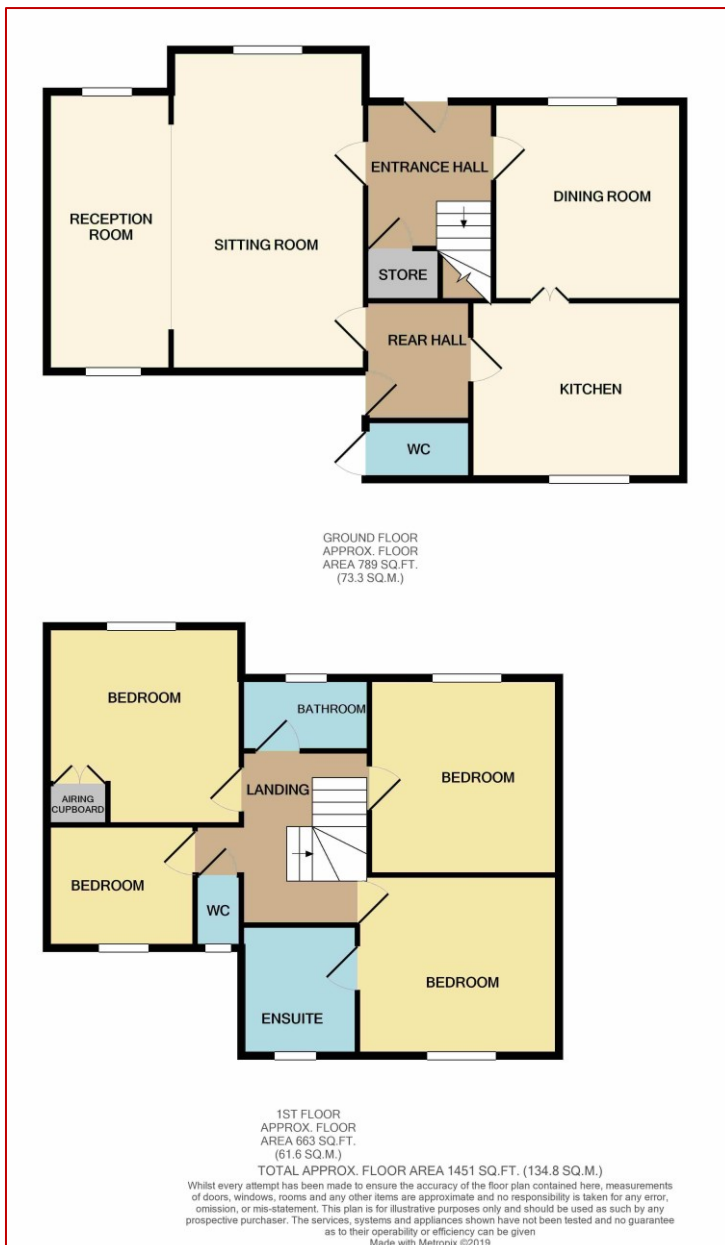
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane to Matlock Green and after passing the left turn to Mornington Rise, the property can be found on the left hand side just before Butts Drive and opposite Huntbridge Hall.

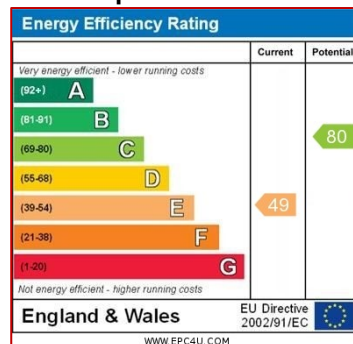
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9690

Floor Plan



EPC Graph



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