

**45 TOR RISE
MATLOCK
DERBYSHIRE DE4 3DL**



O A £400,000

An excellent modern family home providing spacious and versatile four bedroom accommodation, all refurbished in recent years and including stylish open plan living areas, good sized gardens and a sought after cul-de-sac location commanding outstanding views.

Built to an interesting chalet design, which has since been substantially extended, the property boasts excellent family living space together with four good bedrooms and two bathrooms. Spacious open plan living provides a certain versatility as does the bedroom accommodation providing options to create a guest or teenager's suite at lower ground floor level. The design takes full advantage of excellent natural light and of the panoramic views across the hillsides of Matlock. Extensive refurbishment over recent years include refitted kitchens and bathrooms, upgraded double glazing and central heating and a new roof covering.

Situated within a popular cul-de-sac and being within ready access of local amenities to include primary and secondary schools, public houses, shops and bus routes in and out of Matlock's town centre. The local road network provides good commuter access to the nearby centres of employment to include Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- Four bedroom spacious accommodation
- Stylish open plan living areas
- Superb town and countryside views
- Sought after cul-de-sac location
- Flexible accommodation
- Front and rear gardens
- Parking
- Integral garage
- Viewing highly recommended



RICS

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ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

Sheltered beneath an open porch canopy, a composite UPVC front door with full height glazing to each side, opens to an **entrance hall** finished with sympathetic decoration which is evident throughout the house and including a corniced ceiling, coat hanging and low level cupboard housing the gas and electric meters. There is a personnel door leading from the garage and access to the **lower ground floor** accommodation which offers options as an independent suite if required and combines bedroom, bathroom and utility provision.

Shower and Utility Room well sized and including a square enamel sink set within polished granite vanity/work surfaces above low level cupboards. There is a fitted low flush WC, plumbing for an automatic washing machine and, to one side, a double width shower cubicle with glazed door, tiled surround and mains pressure thermostic shower fitting. Chrome towel radiator and window facing the rear terrace and gardens.

Bedroom 1 – 3.70m x 2.80m (12' 1" x 9' 2") a good double bedroom with ample space for wardrobes and occasional furniture. Again there is a corniced ceiling and UPVC double glazed sliding patio doors opening to a paved terrace and on to the gardens. An excellent guest bedroom or perhaps study/hobby space.

From the hallway, a half flight of stairs rise to the **upper ground floor** accommodation.

Open Plan Living/Dining Area – 5.30m x 4.30m (17' 4" x 14' 1") maximum. A versatile area with varying options for formal dining and family living. To one wall there is the benefit of full height built in storage offering additional pantry and kitchen storage and within which there is a full height side-by-side freezer and refrigerator. A broad front aspect double glazed window allows excellent natural light and panoramic views across the landscape towards the wooded horizon of Matlock Moor and Tansley wood.

Fitted Kitchen – 4.5m x 2.7m (14' 8" x 8' 8") refitted within recent years with high quality hand painted oak Shaker style units to include extensive, soft close, cupboards and drawers which are complemented by polished granite work surfaces. There is a Villeroy & Bosch pot sink, integral dishwasher, warming drawer and range style cooker with seven gas burners, double oven, grill and integral extractor fan. A side facing window includes a matching granite sill and the room is finished with tile effect cushion flooring and splash back stone tiling in neutral shades.

Lounge – 5m x 4.27m (16' 4" x 14') flowing from the open plan living and dining areas. The area benefits from delightful views across the gardens and excellent natural light with a southerly aspect. Again there is a corniced ceiling and low energy recessed downlighting.

Conservatory – 5m x 2m (16' 4" x 6' 6") providing a pleasant additional sitting or hobby area, being UPVC double glazed and with broad patio doors leading to the gardens. The room is finished with a ceramic tiled floor, central heating radiator, attractive grape motifs to the white washed walls together with insulated and boarded outer dwarf wall.

From the front dining area, a half flight of stairs provides access to the **first floor level** having **loft access** with drop down ladder and being partially boarded.

Bedroom 2 – 4.6m x 2.9m (15' 1" x 9' 5") maximum. Incorporating a deep raised storage area with carpeted internal finish and previously utilised as a sleeping platform. A broad window allows similar views to the front beyond the neighbouring houses and green, St Giles Church tower and the buildings of Matlock Bank.

Bedroom 3 – 3.9m x 2.7m (12' 8" x 8' 8") a further double bedroom but currently fitted as a dressing and hobby room including full height built in slide-ropes and work bench set above low level cupboards. There are similar views to the front.

Bedroom 4 – 3.3m x 2.7m (10' 8" x 8' 8") a fourth double bedroom with built in double wardrobe and a south facing position with views across the rear gardens.

Bathroom recently refitted to include a modern three piece white suite with fitted WC, wash hand basin with cupboards beneath and a panelled bath with tiled side and surround incorporating an attractive glass mosaic border. Polished granite work surfaces and window sill provide function and style together with a tall chrome ladder radiator. To one corner, a built in airing cupboard store houses the hot water cylinder which complements the pressurised central heating and hot water service.

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Integral Garage with remote control roller door and being fitted with a range of storage and shelving. The room has been utilised as an excellent work space, two walls being timber lined. A wall mounted gas fired condensing boiler, fitted in the summer of 2019, provides service to the central heating and hot water system.

OUTSIDE

To the front of the property, a broad resin bound pea gravel drive provides car standing for several vehicles and sets the house well back from the roadside. Adjacent to the drive is an attractive lawned garden and well stocked borders set within Beech hedging to either side. Paths lead to the side and rear where substantial gardens are simply landscaped and well maintained.

Adjacent to the house at the rear, block paved patios and stepped terraces enjoy a southerly aspect and include a secluded patio outside the doors of bedroom 1. Gently sloping lawned gardens are fully enclosed with evergreen hedging and command views of Riber Castle and beyond the rooftops to the Matlock Town landscape. There is a **timber shed** and **outdoor tap**.

TENURE – Freehold. There is an annual charge of £30 for the green upkeep and maintenance.

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.

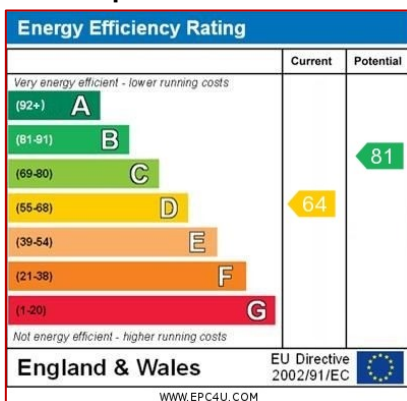
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane towards Matlock Green. Just before the petrol station turn right into Church Street proceeding up the hill into Starkholmes. After approximately half a mile, take the second right hand just after Highfields School, into Tor Rise. Proceed around the estate and at the head of the cul-de-sac, No. 45 can be found on the left hand side identified by the Agent's For Sale board.

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

Ref: FTM9696

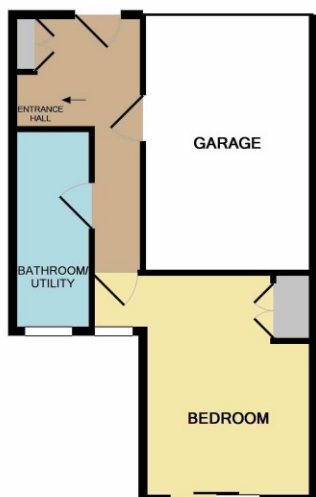
EPC Graph



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Floor Plan



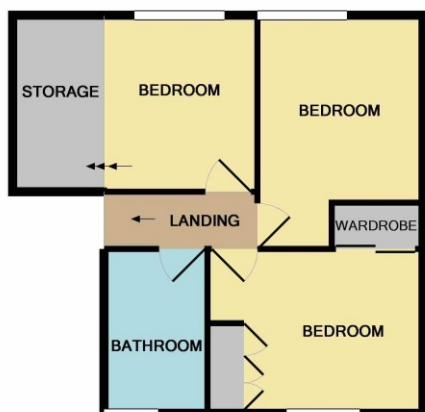
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 931 SQ.FT.
(86.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1707 SQ.FT. (158.6 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.
Made with Metropix 62019



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

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