

**28 DIMPLE ROAD  
MATLOCK  
DERBYSHIRE DE4 3JX**



**O A £175,000**

**An attractive well proportioned and well presented stone built town house.**

Built of natural stone with an attractive bay window to the front elevation and beneath a blue slate roof, this mid terraced town house stands as one of a row of four enjoying a prime town position, conveniently located around a quarter of a mile from Matlock's central shops and facilities. The well appointed two bedroom accommodation is further enhanced by an additional attic room and basement utility together with easily managed patio gardens with greenhouse and shed. There are pleasant views across the town to the south. A closer inspection is strongly recommended.

Good road communications lead to the surrounding centres of employment: Bakewell 8 miles, Chesterfield 10 miles, Alfreton 10 miles whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Well presented town house
- 2 bedrooms
- Additional attic room
- Basement utility
- Easily managed gardens
- Greenhouse; Shed
- Pleasant views
- Closer inspection highly recommended
- No upward chain

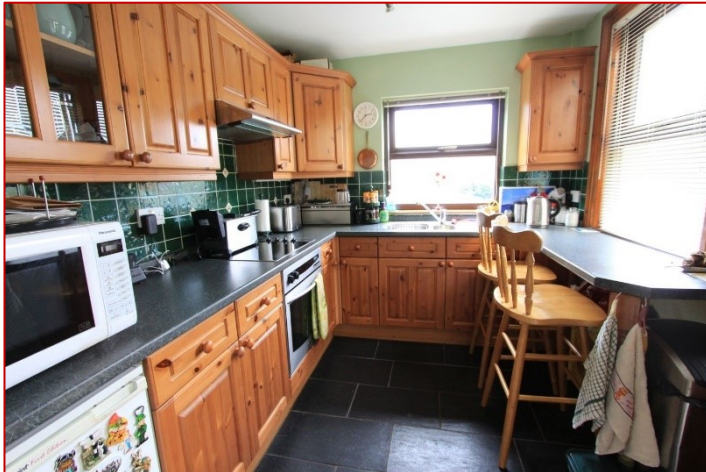


**RICS**

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.



## ACCOMMODATION

A panelled and glazed front door with fan light above opens to an **entrance hallway** with mat well, high ceilings and a traditional four panelled door opening to the:

**Dining Room** – 4.24m x 3.96m (13' 9" x 12' 10") overall. Having stairs leading off to the **first floor** and a UPVC triple glazed window facing the rear with pleasant views beyond the rear gardens towards Starkholmes and Riber Castle on the far horizon. As a focal point to the room, a living coal gas fire is set above a tiled hearth with exposed stone back and modern oak surround.

From the dining room, part glazed sliding doors open to the:

**Sitting Room** – 3.94m x 2.86m (12' 9" x 9' 4") the longer measurement not including the broad bay window, being hard wood, double glazed and allowing excellent natural light. A substantial modern carved stone fireplace sites a living coal electric fire.

**Fitted Kitchen** – 2.93m x 2.4m (9' 6" x 7' 9") well fitted with a range of pine fronted cupboards and drawers including a glazed display cabinet and work surfaces which extend to a breakfast bar. There is a 1½ bowl sink unit, fitted extracted canopy above a ceramic hob and with electric oven beneath. The room is finished with a tiled floor and UPVC double glazed windows which again allow good natural light and views across the town to the south. A hardwood stable door gives external access to the rear.

From the dining room, stairs rise to the first floor **galleried landing** where traditional panelled doors lead off to:

**Bathroom** fitted with a modern white suite to include a low flush WC and vanity wash hand basin set to modern cupboards and vanity surface with matching wall mounted cupboards and illuminated mirror above. A shaped panelled jacuzzi bath has an electric shower above and curved glazed screen with full height ceramic tiling. To one corner, a built in linen store which also sites the gas fired combination boiler which provides service to the central heating and hot water system.

**Bedroom 1** – 3.96m x 3.96m (12' 10" x 12' 10") a front facing double bedroom with built in wardrobes to either side of the chimney breast, over bed lighting and a wash hand basin is set within a marble topped pine cupboard.

**Bedroom 2** – 4.24m x 2.35m (13' 9" x 7' 7") a good twin room or generous single, enjoying similar views to the rear and with built in full height storage.

From the landing, a flight of stepped stairs lead to an:

**Attic Room** – 4.03m x 3.98m (13' 2" x 13') offering useful ancillary space with built in storage and a broad dormer window which commands truly spectacular views across Matlock's surrounding landscape, with Riber Castle, High Tor and Bolehill in the distance to the south.

## OUTSIDE

The main outside areas are found at the rear, the terrace enjoying a shared right of access. No. 28 has an enclosed patio style garden which enjoys the benefit of the southerly aspect and ideal for pot plants, to potter or relax. Within the garden there is an aluminium framed greenhouse and timber garden shed.

Integral to the house, set beneath the kitchen, is a basement **utility room** with a range of built in cupboards, work surfaces, sink unit and plumbing for an automatic washing machine.

**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 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.

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**DIRECTIONS** – From Matlock Crown Square take Bakewell Road before turning first right into Dimple Road by Twiggs. Rise up the hill and fork right at the junction with Hurds Hollow and No. 28 can then be found on the right hand side.

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

**Ref: FTM9698**

**Floor Plan**



**EPC Graph**

