

**45 SNITTERTON ROAD
MATLOCK
DERBYSHIRE DE4 3LZ**



O A £480,000

A quality modern stone built detached family home enjoying a highly regarded location set back from the centre of the town.

Built in the 1990s of natural stone beneath a tiled roof, this substantial detached house offers generously proportioned four bedroom accommodation, well suited to today's modern lifestyles. The house is finished with a pleasing quality and style throughout and incorporating an open plan living kitchen, spacious sitting room and two conservatory extensions, the accommodation is complemented by similarly good sized double garage and particularly attractive, well stocked gardens. Lying off the head of a no through road and just 200m from Matlock's main shopping parades, the property provides the convenience of town living without the burden of passing traffic.

The property is well placed for access to the neighbouring countryside and walks including the Limestone Way, almost from the doorstep. Matlock boasts a good range of market town shops and facilities, a pay train station linked to the national network via Derby and good road communications to the surrounding centres of employment to include Bakewell 8 miles, Chesterfield 10 miles and Alfreton 8 miles. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- 4 bed detached house
- Highly regarded location
- Open plan living kitchen
- Spacious sitting room
- Two conservatories
- Double garage
- Well stocked gardens
- Viewing highly recommended



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ACCOMMODATION

A hardwood cottage style front door with full height glazing to each side is sheltered beneath a tiled porch canopy and opens to a **central hallway**. Stairs lead off to the **first floor** with a second set of stairs descending and giving direct access to and from the **integral garage**. There is a lattice work radiator cover and hardwood doors with glazing lead off to the ground floor accommodation.

Sitting Room – 17.02m x 4.61m (55' 8" x 15' 1") a generously proportioned room with ample space to create a formal dining area. There is excellent natural light with windows to three elevations, the front looking towards the mature trees which lines Snitterton Road and with the buildings of Matlock Bank beyond. As a focal point to the room, the room is elegantly finished with a corniced ceiling, central ceiling rose and a living coal gas fire set to a white marble fireplace finished with a painted wooden surround. A pair of sliding patio doors open to the:

Conservatory – 3m x 3m (9' 8" x 9' 8") of hardwood construction with fan and glazed roof, ceramic tiled floor and French doors opening to the attractive gardens.

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Living Dining Kitchen – 7.02m x 3.6m (23' x 11' 8") measured overall. An excellent all day living space and hub of the house. The kitchen area is positioned to the rear of the property and is fitted with an extensive range of modern cupboards and drawers, complemented by black granite work surfaces with sink unit and draining area. Integral appliances include a four ring gas hob with black glass splash back and extractor canopy above, eye level oven, grill and microwave, dishwasher, fridge and freezer. From the kitchen position, there is a pleasant outlook towards a terraced courtyard with ornamental pond and climbing plants to trellis screens.

The versatile dining and living area enjoys good natural light with views to the front. A further door leads off to a:

Breakfast Conservatory providing a pleasant sitting area off the kitchen, extremely private and with access to the side gardens.

Utility and Cloak Room – 2.1m x 1.5m (6' 9" x 4' 9") with curtain storage and position for tumble drier and washing machine on one side and including a fitted low flush WC and wash hand basin with wood grain effect vanity surface and built in cupboards beneath.

From the central hallway, stairs rise to a first floor **galleried landing** with mahogany balustrade, access to the **roof void** and a glazed front wall which provides a pleasant reading area with views towards Tansley and the moor beyond.

Master Bedroom 1 – 3.9m x 4.6m (12' 8" x 15' 1") maximum. With similar distant views to the front, extensive built in wardrobing with knee hole dresser, hanging, shelving and high level cupboards. An arched doorway leads to an:

En-Suite Shower Room fitted with a modern white suite to include low flush WC, vanity wash hand basin with cupboards beneath and a double width walk-in shower cubicle with tiled surround, glazed screen and thermostatic shower. Chrome ladder radiator, wood grain ceramic tiled floor and ceiling mounted extractor fan.

Bedroom 2 – 3.95m x 3.6m (12' 9" x 11' 8") a second double bedroom, again with a delightful front aspect and built in double wardrobes.

Bedroom 3 – 3.8m x 3m (12' 5" x 9' 8") a dual aspect double room with views towards Matlock Bank in the west.

Bedroom 4 – 2.96m x 2.8m (9' 7" x 9' 2") currently utilised as a study and rear facing.

Bathroom – 3.69m x 1.97m (12' 1" x 6' 5") generously proportioned and fitted with a three piece suite to include pedestal wash hand basin, low flush WC and panelled bath. There is a thermostatic shower fitted above the bath, complementary ceramic splash back tiling and obscure glazed window to the rear.

OUTSIDE

From the head of Snitterton Road, a broad tarmac driveway, shared with the neighbouring house, includes an area of hardstanding and access to the:

Integral Double Garage – 6m x 4.41m (19' 7" x 14' 5") an excellent space for hobbies or storage and benefitting from an electric roller door, electric, power and lighting.

There is also a separate **storage room** set beneath the stairs which rise from the side lobby and provide internal access directly to the house.

The house is complemented by delightfully landscaped gardens, designed to accommodate a sloping site and including mature planting through well stocked borders through which meander pathways and seating areas. It is clear that much time and care has been spent creating interesting pockets, ideal for relaxation or pottering.

To one side of the house, adjacent to the larger conservatory, there are pebbled and paved pathways creating sitting terraces and set around a circular lawn, all sheltered within tall trellised boundaries which provide an excellent degree of privacy. The paths continue to the rear, leading to a raised terrace with ornamental pond and hidden **greenhouse**. Reaching the opposite side of the house, there is a further courtyard garden, circular paved patio, corner pond and hedged screen, all lying adjacent to the breakfast conservatory.

TENURE – Freehold.

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SERVICES – All mains services are available to the property which benefits from gas fired central heating and hardwood sealed unit double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band F.

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, cross the bridge to Dale Road and turn immediately right into Snitterton (by the former Royal Bank of Scotland). Rise up the hill and No. 45 is accessed off the last drive on the left.

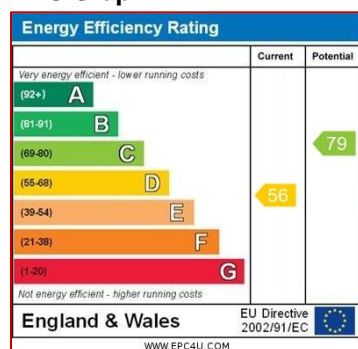
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9695

Floor Plan



EPC Graph



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