

**13 PINWOOD ROAD
MATLOCK
DERBYSHIRE DE4 3HN**



O A £230,000

A very well presented three bedroomed semi-detached home enjoying a most sought after location on the fringe of the town and handy for local recreational facilities and countryside.

This traditional brick built semi-detached house dates from the 1960s and has benefitted from a recent programme of upgrading to provide a stylish modern home. The three bedroomed accommodation includes open plan living space enhanced by the addition of a spacious conservatory extension. There is the benefit of ample vehicular parking and easily managed gardens whilst the recreational delights of the Cavendish Park playing fields are close at hand. There is also direct access to countryside walks to and beyond the Pine Woods of Farley Moor.

Matlock's town centre facilities lie around one mile distance whilst good road communications also lead to the neighbouring centres of employment to include Chesterfield, Bakewell and Alfreton. The cities of Sheffield, Derby and Nottingham are all within daily commuting distance.

- 3 bed semi-detached
- Sought after location
- Close to recreational facilities and countryside
- Recent programme of updating
- Spacious conservatory extension
- Ample parking
- Garage
- Gardens
- Viewing highly recommended



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





www.fidler-taylor.co.uk

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

Accessed at the side of the house, a UPVC double glazed door opens directly to the:

Kitchen and Dining Room – 5.73m x 3.2m (18' 8" x 10' 5") maximum. A range of modern oak fronted cupboards and drawers define the main kitchen area which includes a broad grey sink unit, four ring gas hob with built in extractor fan above and under counter electric oven. There is an integral dishwasher, additional pantry storage, kickboard and under cupboard lighting and a cream gloss tiled floor. Cupboards and work surfaces extend to create a two tier breakfast bar facing the dining area. This excellent open plan living space is complemented by the adjoining **conservatory** and twin glazed doors which, in turn, lead to the **sitting room**.

Conservatory – 4.75m x 2.53m (15' 6" x 8' 3") a UPVC double glazed construction above low brick walls and a pair of French doors which open to the rear patio and garden. There is a central heating radiator and laminate flooring which continues from the dining area.

Sitting Room – 4.02m x 4.02m (13' 2" x 13' 2") maximum. With a broad front aspect window and separate door leading to the:

Hallway – 3.4m x 2m (11' 1" x 6' 6") a useful circulation space and with ample room for occasional furniture. There is a separate door to the kitchen and useful understairs storage.

Stairs rise to a **first floor galleried landing** which has access to the **roof void** with drop down ladder. Within the loft space is the modern gas fired boiler which serves the central heating and hot water system. A built in **airing cupboard** store, sites the foam lagged hot water cylinder.

Bathroom fitted with a modern white suite to include low flush WC, pedestal wash hand basin and panelled bath with contemporary dual head mixer shower and folding shower screen. There is full height ceramic tiling to all walls, chrome ladder radiator, wood grain laminate flooring and windows to the rear and side.

www.fidler-taylor.co.uk

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.

Bedroom 1 – 3.14m x 2.64m (10' 3" x 8' 7") the measurements not including the door recess and a built in wardrobe with cupboard above. The room has a particularly pleasant aspect across the gardens at the rear and towards the woods and countryside which lies adjacent to Cavendish Park recreation grounds.

Bedroom 2 – 3.46m x 3.38m (11' 3" x 11') a front facing double room with built in storage.

Bedroom 3 – 2.5m x 2.41m (8' 2" x 7' 9") a good single room with side facing window allowing views beyond neighbouring rooftops towards Ribber Castle. Built in book and display shelving above the bulk head plinth.

OUTSIDE

The front of the property has been block paved to provide excellent car standing with an attractive single Silver Birch to a corner raised bed. A tarmac drive leads to the side of the house providing further parking, at the head of which is a detached:

Single Garage brick built with a flat roof, metal up-and-over door, electric power and light.

The principal gardens are found at the rear where a broad paved patio provides space for relaxation and all weather play. The remaining garden is laid to a level lawn, attractively set beneath mature trees. A tall wall forms the rear boundary beyond which footpaths provide ready access to the adjoining Pine Woods of Farley Moor.

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 Bank Road rising up the hill beyond County Hall into Rutland Street before bearing right into Wellington Street. Continue to rise up the hill before turning sharp left into Cavendish Road at the top. Follow Cavendish Road to its very end as it turns sharp right into Bent Lane. Continue, passing the playing fields, round the next right hand bend before turning left into Pinewood Road. No. 13 can be found on the left hand side, opposite the next turn, into High Ridge.

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

Ref: FTM9704

Awaiting EPC and Floor Plan