

**LYNOTTA
16 HAWLEYS CLOSE
MATLOCK
DERBYSHIRE DE4 5LY**



O A £289,000

Enjoying a popular residential location on the fringe of the town, a well presented and maintained four bedroom detached home.

Dating from the 1980s built of brick beneath a tiled roof, this well proportioned four bedroom home offers an excellent opportunity for those seeking a family home in the town. Located within a favoured residential cul-de-sac, the property offers good access to nearby schooling and to the delights of the neighbouring Lumsdale conservation area and adjoining countryside. The accommodation is well presented throughout benefitting from UPVC double glazing and gas fired central heating together with attractive gardens, off street parking and garage.

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

- Well presented four bed detached house
- Popular residential location
- Good access to nearby schooling
- Fitted kitchen
- Attractive gardens
- Off street parking
- Garage
- Viewing highly recommended



RICS

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ACCOMMODATION

To the front of the property, a UPVC double glazed door opens to an **entrance porch**, finished with a tiled floor, built in **cloaks storage** and with additional window to the side. From the porch, a panelled and bevel glazed door opens to the **hallway**, finished with Kaindle wood grain laminate flooring, corniced ceiling, coat hanging and with stairs which lead off to the **first floor**. There is useful storage beneath the stairs and access to a:

Cloak and Utility Room fitted with a low flush WC, wall hung wash hand basin and with plumbing for an automatic washing machine. There is display shelving, obscure glazed window to the side and hanging rail.

Similar hardwood multi-paned and glazed doors lead off to the remaining ground floor accommodation.

Sitting Room – 4.86m x 3.6m (15' 9" x 11' 8") well finished with a corniced ceiling, continuation of the wood grain laminate flooring and with a broad front facing window which allows excellent natural light. As a focal point to the room is a living coal gas fire set to a modern marble raised hearth within an ornate wooden surround.

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A broad open doorway provides an open plan aspect to the adjacent:

Dining Room – 3.93m x 2.9m (12' 9" x 9' 5") again with Kaindl laminate flooring, corniced ceiling and French doors which open to the rear patio and gardens.

Fitted Kitchen – 4.5m x 2.5m (14' 7" x 8' 2") fitted with a good range of bespoke solid wood (American redwood) cupboards with a hand painted finish and marble effect work surfaces. There is 1½ bowl sink unit, four ring gas hob with steel and glass extractor canopy above and under counter double oven beneath. The kitchen accommodates space for other white goods, built in wine rack and glazed display storage. Concealed to a wall cupboard is the newly fitted gas fired combination boiler which serves the central heating and hot water system. There is a window overlooking the rear garden and additional natural light through the side from the external door providing access to and from the drive at the side of the house.

From the hallway, stairs rise to the first floor landing with **airing cupboard** and access to the **roof void** which has been boarded for additional storage and with roof space light. Taking the first floor accommodation in an anti-clockwise manner from the head of the stairs:

Bedroom 1 – 3.11m x 2.8m (10' 2" x 9' 2") the measurements including the bulk head plinth. There is a front facing window and Kaindl laminate floor covering.

Bedroom 2 – 4.03m x 2.67m (13' 2" x 8' 7") the measurements not including the built in double wardrobe providing full height storage with sliding mirrored doors. This good sized double bedroom is, again, finished with Kaindl laminate flooring and has a front aspect window.

Bedroom 3 – 4.04m x 2.69m (13' 2" x 8' 8") with views above the rear gardens and towards the Pine Woods above Lumsdale. There is a range of built in wardrobing and high level cupboards set around a double bed position.

Bedroom 4 – 2.78m x 2.37m (9' 1" x 7' 8") with similar views to the rear.

Bathroom fitted with a coloured suite to include low flush WC, pedestal wash hand basin and panelled bath having mixer shower tap. There is a window to the side, complementary ceramic splash back tiling and high level built in cupboard with louvre doors.

OUTSIDE

The house benefits from mature, yet easily managed, gardens to both front and rear offering privacy and seclusion from neighbouring properties. The front includes a shallow lawn surrounded by specimen trees and evergreen shrubs. The principal gardens are found at the rear with a tall gated access from the side of the house. A full width paved patio lies adjacent to the house and gives way to a shaped lawn with well stocked borders, planted beneath taller ornamental trees, all of which provide colour and interest throughout the seasons and small pond. Timber **garden shed** and **water tap**.

Running along the side of the house is a tarmac drive which provides car standing for several vehicles and access to a:

Single Garage standing semi-detached with the neighbouring garage, having up-and-over door, electric, power, light and useful storage in the roof void.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from an updated electrical system, gas fired central heating and UPVC double glazing throughout. No test has been made on services or their distribution.

COUNCIL TAX – Band D.

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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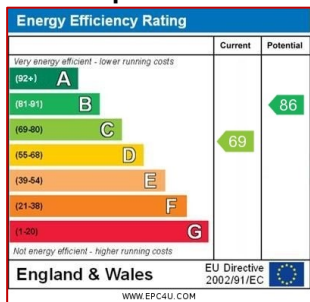
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DIRECTIONS – From Matlock Crown Square take Causeway Lane before turning second left into Steep Turnpike. Rise up the hill and at the following T junction, bear left into Chesterfield Road. Continue up the hill and on reaching the Duke of Wellington public house, turn right into Asker Lane. Continue for around 400m and as the road rises, turn left into Hawleys Close. The property can be found on the right hand side, just after the first cul-de-sac on the right.

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

Ref: FTM9706

EPC Graph



Floor Plan



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