

**40 STARKHOLMES ROAD  
MATLOCK  
DERBYSHIRE DE4 3DD**



**O A £230,000**

**A traditional 1930s three bedroom semi-detached house within a highly sought after location.**

Believed to have been built in the 1930s with an attractive stone front and bay window elevation, this traditional semi-detached property offers an excellent opportunity for those seeking a family home. The property has been well maintained and is pleasantly presented and has the benefit of a ground floor garden room extension, attractive gardens and a pleasant outlook towards Riber Castle.

Starkholmes remains a highly regarded location, well placed for local primary and secondary schooling together with convenient access to the wide range of shops and facilities within the town and, more locally, at Matlock Green. Local walks around High Tor, along the valley or over the hill into Matlock Bath or up to Riber Castle are all available from the doorstep. Good road communications also lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham also within daily commuting distance.

- 3 bed semi-detached property
- Sought after location
- Well maintained
- Garden room extension
- Attractive gardens
- Pleasant outlook
- Viewing highly recommended



**RICS**

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## ACCOMMODATION

An attractive porchway, originally open but now enclosed with UPVC double glazed doors and window to the side, features a black and white tiled floor and shelters the front entrance. A traditional 1930s front door with leaded glazed light and matching coloured glazed window to the side, opens to an **entrance hallway** with stairs leading off to the **first floor**, high corniced ceiling and doors leading off to the ground floor accommodation.

**Sitting Room** – 4.1m x 3.64m (13' 5" x 11' 9") the measurements not including the front facing bay window which allows excellent natural light and views towards Riber Castle on the horizon. There is a deep coving to the ceiling and, as a focal point to the room, a cream marble fireplace inset with a living coal electric fire.

**Dining Room** – 3.74m x 3.64m (12' 3" x 11' 9") again with traditional panelled door, corniced ceiling and French doors which open to a:

**Garden Room** – 3.08m x 2.19m (10' 1" x 7' 2") a pleasant and useful extension to the original house with the benefit of a velux roof light and fully double glazed French doors which open to the rear gardens.

**Fitted Kitchen** – 3.82m x 1.9m (12' 5" x 6' 2") including a good range of cupboards, drawers and work surfaces together with a 1½ bowl stainless steel sink unit. There is a ceramic hob with steel pan stands to each side, extractor fan, integral fridge and freezer. Half the room is clad with tongue and groove boarding and there is complementary ceramic splash back tiling, window to the side and part glazed external door leading from the side path, to and from the gardens. The kitchen also provides access to a deep **understairs store** with shelving, low stone thrall, electric and gas meters.

From the hall, stairs rise to a first floor **galleried landing** having a single glazed window to the side and doors leading off to the remaining accommodation.

**Bedroom 1** – 4.09m x 3.6m (13' 4" x 11' 8") overall, the measurements including a range of full width and full height built in wardrobing which include a drawered dressing table and high level cupboards. A front facing window allows a pleasant outlook beyond the neighbouring rooftops towards the countryside slopes rising to Riber.

**Bedroom 2** – 2.86m x 3.74m (9' 4" x 12' 3") a second double bedroom with built in wardrobe and rear facing window overlooking the gardens.

**Bathroom** – generously proportioned and including a white pedestal wash hand basin, low flush WC plus a blue bath with similar ceramic tiling and thermostatic shower above. There is a pine boarded ceiling with **roof void** access, built in **linen store** and two obscure windows to the side.

**Bedroom 3** – 2.44m x 1.94m (8' x 6' 4") a front facing single bedroom, again with similar views to Riber.

## OUTSIDE

The house is set back from the roadside via a gated pedestrian access plus an attractive forecourt garden, landscaped with a pebbled central display within deep shrub borders. Paths lead to the front and side of the house where there is internal access via the kitchen and also to the principal gardens which are found at the rear. With paved patio adjacent to the house which gives way to a gently raised garden, easily managed with a central lawn,

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herbaceous borders to each side plus additional gravelled display areas planted with evergreen shrubs. At the head of the garden, a further paved seating area with **timber shed** and specimen tree planting.

Adjoining the house is an **outside store** providing useful garden storage and housing the gas fired combination condensing boiler which serves the central heating and hot water system.

**TENURE** – Freehold.

**EPC RATING** – D.

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

**COUNCIL TAX** – Band C.

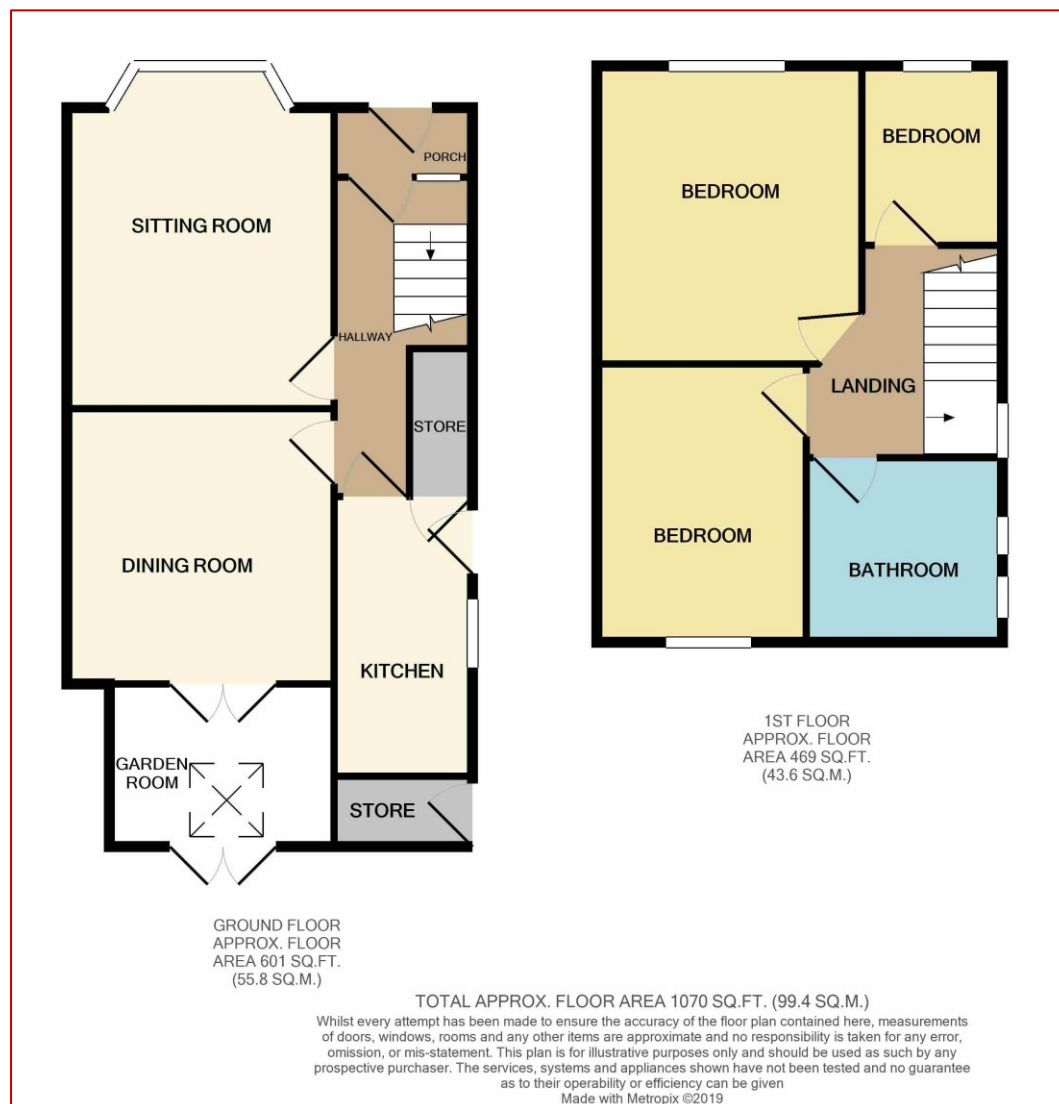
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Causeway Lane along to Matlock Green before turning right into Church Street. Rise up the hill joining Starkholmes Road and continue for around 400m. After passing the turn into Tor Rise, No. 40 can be found on the right hand side identified by the Agent's For Sale board.

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

**Ref: FTM9638**

### Floor Plan



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