

**69 STANTON MOOR VIEW
MATLOCK
DERBYSHIRE DE4 3NE**



O A £240,000

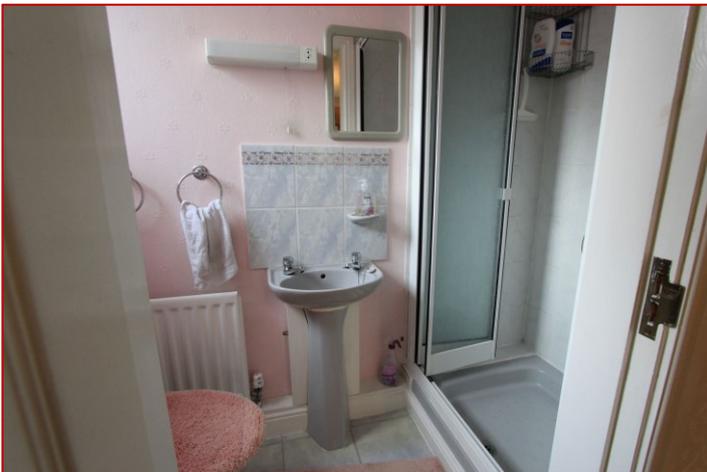
A modern link detached three bedroom home within a popular cul-de-sac location.

Built of brick beneath a tiled roof around the mid 1990s, this modern family house stands linked to neighbouring properties by garaging on each side. The property has been well maintained through the years and offers some scope for cosmetic updating whilst presenting an excellent opportunity for those seeking a family home within a quieter position. The three bedroomed accommodation benefits from an en-suite facility to the master bedroom together with easily managed gardens to the front and rear, ample parking and single garage.

The house enjoys a favourable location on the outskirts of the town, around one mile from the town's central shops and facilities with the popular Arc Leisure Centre closer at hand. There is ready access to walks along the Derwent Valley and to the surrounding Derbyshire Dales and Peak District countryside. Good road communications also lead to the neighbouring market towns of Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- Modern link detached 3 bed property
- Popular cul-de-sac location
- Well maintained
- Scope for cosmetic updating
- En-suite to master bedroom
- Easily managed gardens
- Ample parking
- Single garage
- Viewing highly recommended





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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

Sheltered beneath a tiled canopy, a UPVC double glazed door opens to an **entrance hall**, having window to the front, stairs leading off to the **first floor** and door opening to the:

Sitting Room – 4.47m x 3.66m (14' 7" x 12') with good natural light and views across the cul-de-sac to the front. A Living Coal gas fire is set to a raised marble hearth and within a polished wooden surround. There is a corniced ceiling, dado rails and deep understair store. A door leads off to the:

Kitchen and Dining Room – 6.42m x 2.84m (21' 1" x 9' 3") average. Spanning the full width of the house and including an angled section to the kitchen, the room provides an excellent hub of the house whether for formal dining or day-to-day living.

From the dining area a full height and broad double glazed window looks to the rear patio and gardens. There is a similar half glazed door and two further windows, all allowing good natural light.

The kitchen is well fitted with a range of wall and floor cupboards plus work surfaces which return to create a wide breakfast bar having glazed cabinets above. There is a four ring gas hob with extractor fan above and double oven beneath, plumbing for a washing machine and dishwasher. The whole room is finished with wood grain effect laminate flooring.

From the hall, stairs rise to the **first floor galleried landing** having access to the **roof void** with drop down ladder. There is also a built in storage cupboard which sites the recently fitted combination condensing boiler which serves the central heating and hot water system.

Family Bathroom fitted with a coloured suite to include low flush WC, pedestal wash hand basin and panelled bath with mixer shower taps and complementary splash back wall tiling. There is a high level and obscure glazed window, ceiling mounted extractor fan and electric shaver point.

Master Bedroom 1 – 3.37m x 2.68m (11' x 8' 8") a rear facing double bedroom overlooking the gardens and including a range of built in wardrobes, high level cupboards and bedside shelving. A door opens to an:

En-Suite Shower Room fitted with a coloured suite to include a walk in shower cubicle with tiled surround and bi-fold screen, pedestal wash hand basin and low flush WC. Obscure glazed window, ceiling mounted extractor and electric shaver light.

Bedroom 2 – 2.88m x 2.67m (9' 4" x 8' 7") a front facing double bedroom looking across the cul-de-sac with pleasant views towards Oker Hill across the valley beyond neighbouring roof tops.

Bedroom 3 – 2.32m x 1.88m (7' 6" x 6' 2") a rear facing single room with high level storage cupboards.

OUTSIDE

To the front of the property is a lawned garden with mature shrub planting. Adjacent to the garden, a tarmac drive provides car standing for two vehicles and access to an attached **single garage** with up-and-over door, electric, power and light plus storage options within the roof void. A personnel door leads to the rear gardens which are also accessed from the kitchen. Here a paved patio gives way through a raised rockery border to a modest lawn,

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all sheltered within mature shrubbed borders and fenced boundaries. To one side, a less formal area perhaps offering opportunity for erection of a garden shed and currently siting an aluminium framed **greenhouse**.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from UPVC double glazing and gas fired central heating. The central heating boiler has been very recently fitted and carries a transferable 10 year warranty. 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 the A6 Bakewell Road towards Darley Dale. Continue for around one mile, crossing the roundabout passed the entrance to The Arc Leisure Centre and Stanton Moor View is then the fourth turn on the right. Rise up the hill before turning third left and No. 69 can be found as the second of the more modern properties on the right hand side.

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

Ref: FTM9652

Floor Plan



EPC Graph

