

**10 EDGE ROAD  
MATLOCK  
DERBYSHIRE DE4 3NH**



**O A £215,000**

**A 1930s traditional semi-detached house within a convenient and well regarded town location.**

Situated just a few 100 yards from Matlock's town centre facilities and equally handy for those employed at County Hall, this traditional semi-detached house offers an excellent opportunity to a variety of purchasers, whether first time buyers, small families or perhaps those down sizing in retirement who appreciate the access to the local shops and facilities. The property has been well maintained through the years retaining occasional period features and briefly comprising entrance hall, down stairs WC, modern fitted kitchen, two reception rooms, two double bedrooms and box room/study. The house is complemented by a good sized garden together with UPVC double glazing and gas fired central heating.

Located within the Derwent Valley, with ready access to the surrounding Derbyshire Dales and nearby Peak District countryside, good road communications also lead to the neighbouring market towns of Bakewell, Chesterfield and Alfreton. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Traditional semi-detached house
- Well maintained
- Modern fitted kitchen
- 2 Reception rooms
- 2 Double bedrooms
- Box room/study
- Good sized garden
- Well regarded town location
- Viewing highly recommended



**RICS**

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## ACCOMMODATION

A UPVC double glazed door with fan light above opens to an **entrance hallway** with deep storage cupboard set beneath the stairs which wind to the **first floor**. Off the hall there is access to the main accommodation and to a:

**Cloak Room** with white washed brick walls, low flush WC and wall hung wash hand basin.

**Sitting Room** – 3.65m x 3.15m (11' 10" x 10' 3") featuring an attractive cast and tiled fireplace within a slate surround having solid fuel grate. There is a broad front aspect window and picture rails.

**Dining Room** – 3.78m x 3.65m (12' 4" x 11' 10") with rear facing window looking towards the gardens, picture rails and a tiled fireplace with raised hearth and solid fuel grate.

**Fitted Kitchen** – 2.73m x 2.4m (8' 9" x 7' 9") well fitted with a range of modern cupboards and drawers plus work surfaces which incorporate a stainless steel sink unit. There is a four ring gas hob with under counter oven beneath and built in extractor hood above. Plumbing for an automatic washing machine, integral fridge and freezer together with complementary splash back tiling, under cupboard lighting and a ceramic tiled floor. Three windows allow good natural light, two being obscure glazed to the side and the third facing the gardens at the rear.

From the hallway, stairs wind to a first floor **galleried landing** having access to the **roof void** with drop down ladder.

**Bedroom 1** – 3.67m x 3.15m (12' x 10' 3") a front aspect double room with picture rails and built in wardrobe.

**Bedroom 2** – 3.79m x 3.67m (12' 4" x 12') a slightly larger double bedroom with original painted cast iron feature fireplace, picture rails and rear facing window.

**Bath and Shower Room** a good sized room fitted with a four piece suite to include corner thermostatic shower with curved glazed screen, low flush WC, panelled bath and wash hand basin set above a built in cabinet. To one corner is a built in store which houses the gas fired combination condensing boiler which serves the central heating and hot water system. There is a white ladder radiator, complementary ceramic tiling in neutral shades and two obscure glazed windows.

**Box Room/Study** – 1.96m x 1.43m (6' 4" x 4' 7") a useful ancillary space offering good storage or study area.

## OUTSIDE

To the front of the house, and sheltered within a brick topped wall and a pedestrian gated access, there is a gently tiered forecourt garden, landscaped for ease of maintenance with pebbled display areas and shrub planting. Paths lead to the side of the house and to the rear where the principal gardens are found.

Adjacent to the house, a paved yard gives access to a **garden store**, attached to the house within rendered elevations. Shallow steps rise to a paved patio with shrub borders and **summer house**. From here, the gardens continue to gently rise being made up of a central lawn with dwarf fruit trees and a larger more mature apple tree within the rear boundary at the higher garden. This good sized area altogether provides ample opportunity for the keen gardener and family recreation alike.

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**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.

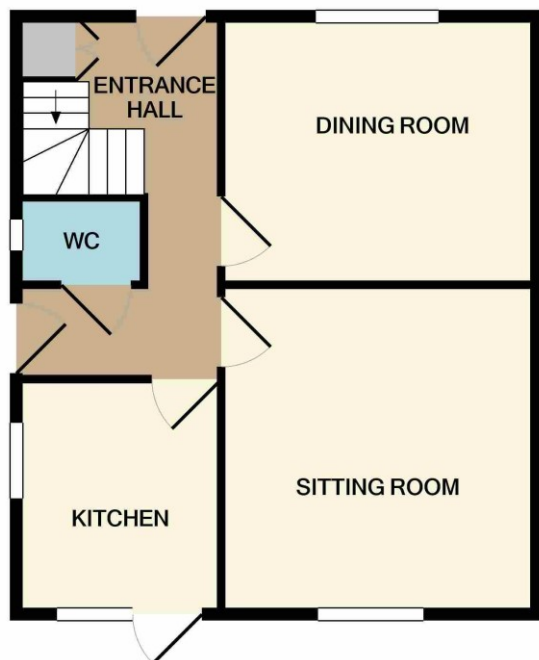
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Bank Road, rising up the hill for around 200m before turning left into Edge Road. No. 10 can be found on the right hand side.

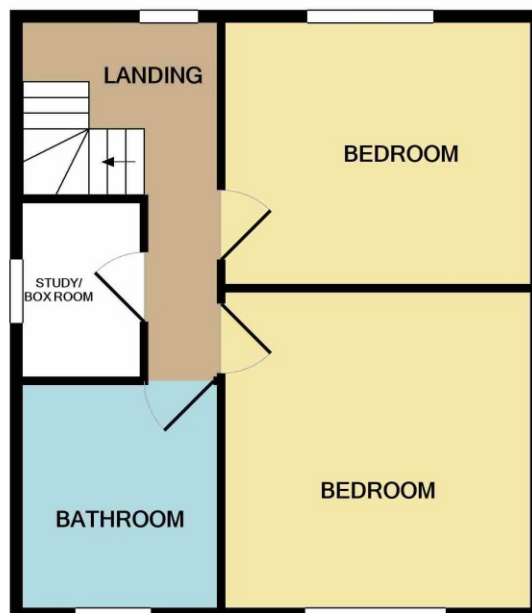
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

**Ref: FTM9705**

### Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)



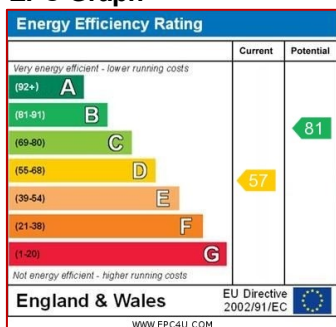
1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### EPC Graph



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