

**20 NEW STREET
MATLOCK
DERBYSHIRE DE4 3DN**



O A £175,000

A recently upgraded three bedroom end terraced home with the benefits of off street parking and a particularly convenient town location.

Built of local gritstone beneath a blue slate roof, this traditional end terraced character house provides comfortable three bed roomed accommodation, all presented to a pleasing modern standard throughout. There are the benefits of UPVC double glazing and gas fired central heating together with a solid fuel stove to the sitting room. The accommodation includes a spacious attic bedroom plus a useful cellar store whilst, externally, there are low maintenance gardens and the rare advantage of private car parking for several vehicles.

The house is set back from the main road to a no through lane and is just a short walk from Matlock's wide range of town centre shops and facilities. Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton and the delights of the surrounding Derbyshire Dales and Peak District countryside are all close at hand.

- 3 bed end terraced property
- Convenient town location
- Off street parking
- Presented to a pleasing modern standard
- Cellar
- Low maintenance gardens
- Viewing highly recommended



RICS

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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

A UPVC double glazed front door opens to the:

Sitting Room – 3.8m x 3.67m (12' 5" x 12') featuring a modern oak plank floor and a stone and brick fireplace which houses a solid fuel cast iron stove set above a stone topped hearth. There are dado rails, ceiling and wall light points plus a front facing window with a pleasant outlook towards Riber Castle on the horizon.

A pine panelled and part glazed door leads through an **inner lobby** where stairs lead off to the **first floor** and with a similar door opening to the:

Dining Kitchen – 3.85m x 3.67m (12' 6" x 12') fitted with a range of wall and floor mounted cupboards and drawers with a hand painted finish complemented by wood block effect work surfaces. There is a square white porcelain sink, plumbing for an automatic washing machine and dishwasher. A gas cooker point is set within the chimney breast being finished with ceramic tiled lining. To one wall, a gas fired combination condensing boiler which serves the central heating and hot water system. There is good natural light with rear facing window and similar double glazed door allowing external access from the side of the house and to the patio gardens at the rear.

A door opens to the **cellar** positioned beneath the sitting room which offers useful storage.

From the inner lobby, stairs rise to the first floor landing with modern panelled doors leading off to:

Bedroom 1 – 3.8m x 3.65m (12' 5" x 11' 10") a front facing double bedroom, again enjoying a pleasant outlook beyond neighbouring roof tops with Riber Castle, Masson Hill and High Tor to the south. A useful built in cupboard stands above the stair well.

Bathroom fitted with a modern white suite to include low flush WC, wash hand basin and panelled bath having electric shower fitting above and glazed shower screen. There is attractive mosaic tiling to the walls and bath panel, chrome ladder radiator and good sized built in linen store.

Bedroom 2 – 2.33m x 2.88m (7' 6" x 9' 4") a rear facing single bedroom with wood grain flooring.

From the landing, enclosed stairs rise to:

Attic Bedroom 3 – 6.27m x 3.42m (20' 6" x 11' 2") measured overall, the longer measurement taken into each end where there is restricted head height. The room is well finished and features a Velux roof light.

OUTSIDE

The house benefits from good sized outside space with an attractive forecourt garden with a pebbled finish set behind low stone walls. Across the no-through road, which serves this and the neighbouring houses, is a larger area which has been laid to provide car standing sufficient for four or more vehicles. Pathways lead to the side and rear where there is a paved patio garden and outside **store**. A right of way exists with the adjoining house.

Please note: a new roof was installed to the property in early 2019. Further details can be provided on request.

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 B.

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.

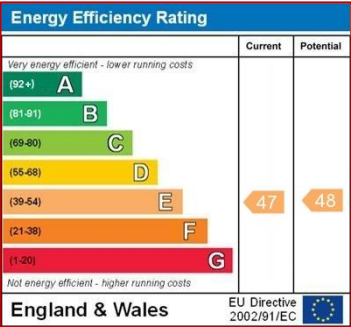
DIRECTIONS – From Matlock Crown Square, take Causeway Lane before turning second left into Steep Turnpike. Turn left again into New Street and after 50m, locate the no through road on the right hand side (just passed Matlock Glass). No. 20 can be found along this road on the left hand side.

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

Ref: FTM9711

EPC Graph



Floor Plan

