

**165 SMEDLEY STREET
MATLOCK
DERBYSHIRE DE4 3JG**



O A £275,000

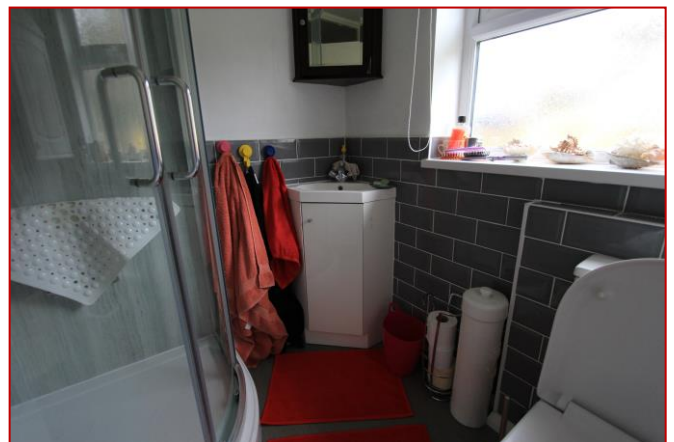
A detached three bedroom home within a convenient town location.

Built of reconstituted stone beneath a tiled roof and with a feature slate hung panel to the front elevation, this property stands to a good sized plot with attractive gardens ample parking and garage. The house has been well maintained over the years and includes a sun room extension to the ground floor and it is believed there is further opportunity to extend, subject to the necessary planning consents. The house is well placed as a family home, being less than ½ a mile from Matlock central shops and facilities, whilst nearby there is access to well respected nursery and primary schools.

The local road network provides ready access to the neighbouring market town of Bakewell, Chesterfield and Alfreton, whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance. The wider recreational delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Detached family home
- Convenient town location
- Close to nearby schooling
- Three bedrooms
- Attractive gardens
- Ample parking
- Viewing highly recommended

PHOTO GALLERY:



www.fidler-taylor.co.uk

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

To the front of the property a slim porchway with triple glazed doors shelters the front door which in turn opens to an **entrance hall** where stairs rise to the first floor with an open void beneath providing coat hanging.

Dining kitchen – 4.9m x 2.93m (16' 1" x 9' 7") fitted with an extensive range of cupboards, drawers and work surfaces, which incorporate a 1½ bowl stainless steel sink unit. There is a four ring gas hob, built-in eye level oven and grill, plumbing for an automatic washing machine and dishwasher to a slimline space. There is ample room for occasional dining, window overlooking the colourful front gardens and with doors leading from the entrance hall and the...

Side hall – 2m x 1.4m (6' 7" x 4' 7") provides a secondary access from the front and off the hall a door opens to a...

Sun room – 2.81m x 2.01m (9' 3" x 6' 7") an extension to the original house and being uPVC double glazed to three sides and with views to the front beyond neighbouring rooftops towards Masson.

From the entrance hall a further door opens to the...

Sitting room – 4.85m x 3.5m (15' 11" x 11' 6") with windows to both front and side allowing excellent natural light. There is display shelving to one side of the chimney breast which sites a living coal gas fire.

From the entrance hall, stairs rise to the first floor **galleried landing** which has access to the roof void and a built-in airing cupboard store which houses the gas fired combination condensing central heating boiler.

Shower room – recently refitted with a modern suite to include a corner shower cubicle with curved sliding doors and dual head mixer shower fitting. A vanity wash hand basin is set above a low level cabinet and there is a low flush WC. Chromed towel radiator and obscured glazed window.

Bedroom 1 – 4.09m x 3.03m (13' 5" x 9' 11") a good double bedroom overlooking the tiered front gardens and towards the tree lined grounds of All Saints Church and the vicarage.

Bedroom 2 – 3.37m x 3.05m (11' 1" x 10') a second double bedroom with an easterly side facing window with views towards Ribber Castle and High Tor to the right.

Bedroom 3 – 2.1m x 1.78m (6' 11" x 5' 10") a single bedroom with far reaching views to the rear taking in Masson, High Tor and Bolehill in the distance.

OUTSIDE

The house enjoys the benefit of pedestrian access from Smedley Street and a second vehicular and pedestrian right of way from the head of Woolley Road where a driveway leads to the rear of this and the neighbouring house. There is car standing for several vehicles and access to a **single garage** with up and over door, electric power and light.

www.fidler-taylor.co.uk

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.

To the side of the house is a broad paved patio adjacent to the sun room, which is well placed for the morning and afternoon sun. To the front, a broad plot has been landscaped with tiered gardens, which make best use of the sloping position. There is a level lawned garden with timber summer house and a dwarf orchard planted with a variety of small fruit trees, raised borders are sheltered within walls and railings and are planted with a host of spring colour. There is further planting to the terrace borders all of which provides colour and interest throughout the seasons. To the front of the house positioned behind the garage to one corner is a modern metal sectional garden store.

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 D

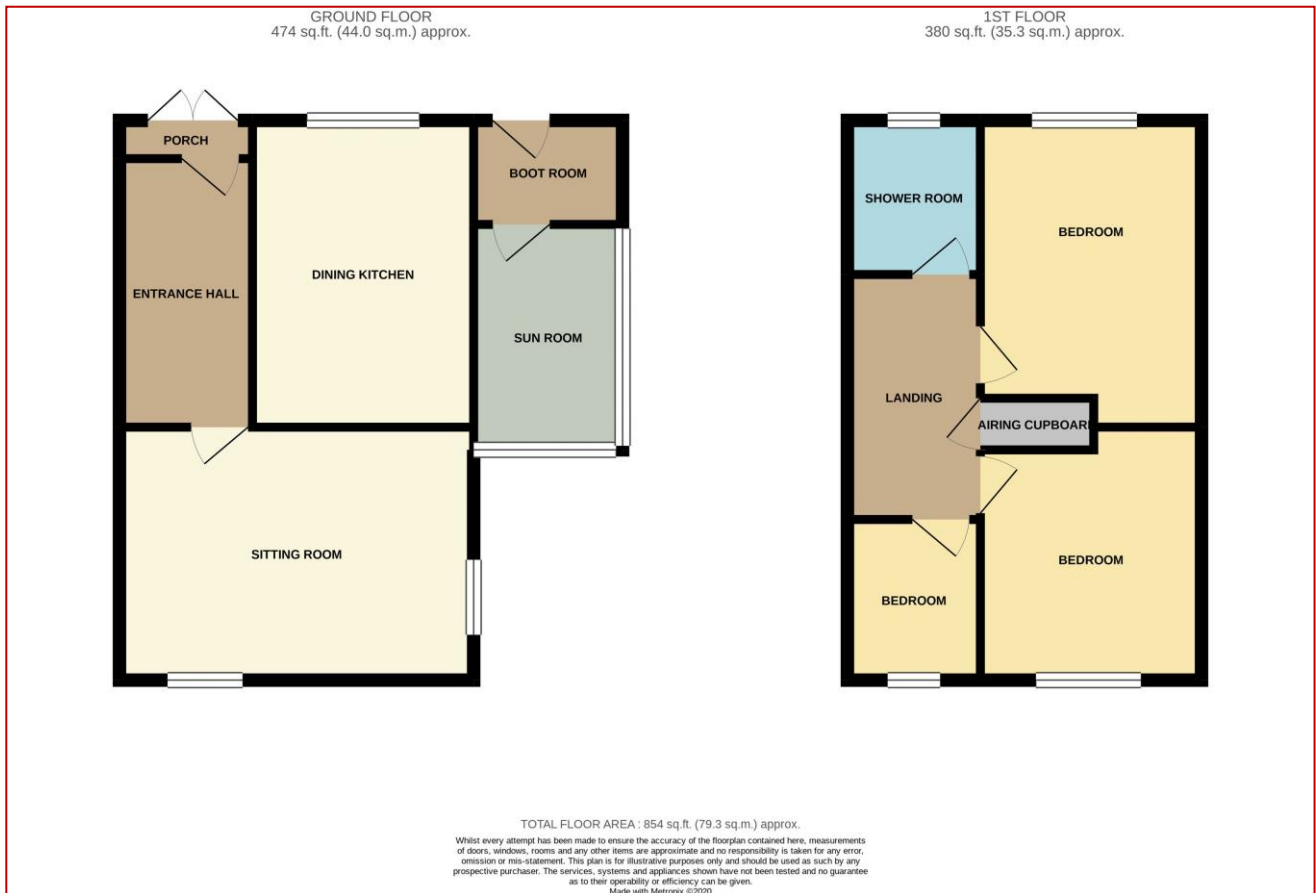
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Bank Road before turning first left into Imperial Road. Rise up the hill and continue into Woolley Road. As it rises quite steeply turn right at the following crossroads and no. 165 Smedley Street can be found as the second house on the right.

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

Ref: FTM9767

Floor Plan



EPC GRAPH

