

**9 HAWLEYS CLOSE
MATLOCK
DERBYSHIRE DE4 5LY**



O A £235,000

A well presented three bedroom detached house enjoying a tucked away position within a well regarded edge of town location.

Built in the 1980's of brick beneath a tiled roof, this well presented three bedroom detached house benefits from an attractive yet easily managed garden plot. A block paved driveway provides car standing for several vehicles and the accommodation is enhanced by a garden room extension and single garage. The house enjoys an end of cul-de-sac location, tucked away from the main thoroughfare, yet conveniently placed for access to nearby countryside and the town's amenities, which lie around one mile away.

Matlock's local road network provides good road communications to the neighbouring centres of employment to include the market towns of Bakewell, Chesterfield and Alfreton, while the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance. The recreational delights of the Derbyshire Dales and Peak District are also close at hand.

- Well presented detached home
- Tucked away position
- Edge of town location
- Three bedrooms
- Spacious sitting / dining room
- Garden room
- Pleasant gardens to front and rear
- Single detached garage
- Viewing highly recommended

PHOTO GALLERY:



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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 composite front door in a traditional panelled design opens to an **entrance hallway** with stairs leading off to the first floor, useful storage beneath, corniced ceiling and window to the side. A door leads off to the...

Sitting room through dining room – 3.52m x 3.43m (11' 7" x 11' 3") plus 2.64m x 2.55m (8' 8" x 8' 4") a well proportioned open plan living space with ample room for room to create dining area. A uPVC double glazed window allows good natural light from the front and a further window to the rear looks through the adjacent garden room. As a focal point, a marble hearth and back is set to a painted wooden surround, all of which houses a living coal gas fire.

Fitted kitchen – 3.5m x 2.74m (11' 6" x 9') extensively fitted with a range of cupboards, drawers and work surfaces, the cupboards finished with limed oak doors and incorporate glazed display cabinets. There is under pelmet lighting, matching extractor cover and integral appliances to include four ring gas hob, microwave and electric oven and grill. There is plumbing for an automatic washing machine and a 1½ sink unit. A hardwood panelled and glazed door opens to the...

Garden room – 2.55m x 3.3m (8' 4" x 10' 10") being uPVC double glazed and with French doors opening to the rear gardens. There is the benefit of a warm roof and a central heating radiator which aids year round use. There is a pleasant outlook across the rear gardens.

From the hallway, stairs rise to the first floor **landing** which has access to the roof void and a built-in linen store.

Shower room – recently refitted with a modern white suite to include a broad Quadrant shower cubicle with curved glazed screens, dry board splash backs and thermostatic shower fitting. There is a low flush WC and pedestal wash hand basin. Vinyl tiled floor and obscure glazed window.

Bedroom 1 – 3.42m x 2.65m (11' 3" x 8' 8") a rear facing double room.

Bedroom 2 – 3.41m x 2.53m (11' 2" x 8' 4") a second double bedroom with pleasant front aspect giving views across the neighbouring rooftops towards Bonsall Moor above the Derwent Valley. There is the benefit of a good range of modern wardrobing with hanging, overhead cupboards, bedside cabinets and tallboy.

Bedroom 3 – 2.51m x 1.85m (8' 3" x 6' 1") a useful third bedroom or study with similar front views and the benefit of built-in storage above the bulk head.

OUTSIDE

Tucked away from the main cul-de-sac with the access shared with just three other properties, there is the benefit of a private block paved driveway at the front of the house. The drive allows side by side parking and continues the full length of the house allowing access to a **detached single garage** with up and over door, electric power and light.

The rear gardens are enclosed from the drive and have been pleasantly finished to include block paved paths, a drying yard, standing for a shed and with a walled patio to one corner. A lawn and shrub borders provide colour and interest, all of which is easily managed.

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 Causeway Lane and at the mini-roundabout turn left into Steep Turnpike. Rise up the hill and at the following T-junction turn left into Chesterfield Road. Continue rising to the brow of the hill before turning right into Asker Lane, opposite the Duke of Wellington. Proceed for around

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200m before turning third left into Hawleys Close. After around 50m, passing no. 5, take a small left turn and follow the access around to it's end where no.9 can be found on the left hand side.

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

Ref: FTM 9771

FLOOR PLAN



Awaiting EPC

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