

**148 HURST RISE
MATLOCK
DERBYSHIRE DE4 3ET**



O A £130,000

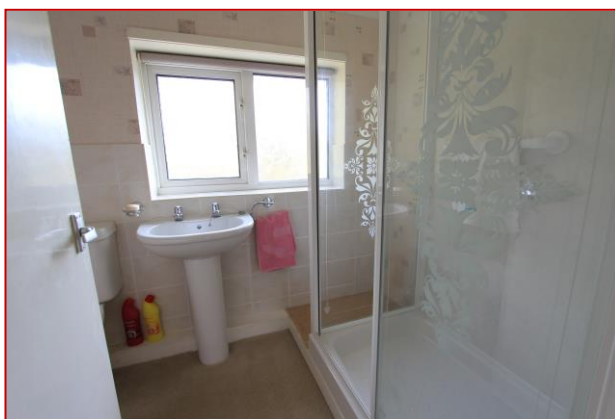
A well presented two bedroom semi-detached home with a delightful garden and wooded backdrop.

Enjoying a tucked away corner position within this established residential estate, this traditional two bedroom semi-detached house provides an affordable home, well suited to the first time buyers or the growing family. The house benefits from a conservatory extension to take advantage of the pleasant situation and interesting garden plot with mature planting and a backdrop of the woods which flank Lumsdale. The property, which benefits from gas fired central heating and uPVC double glazed, is available with vacant possession and a closer inspection is strongly recommended.

Matlock's town centre facilities lie less than one mile away and the local road network leads to nearby schooling, to the wider town facilities and beyond to the neighbouring centres of employment to include Chesterfield, Alfreton and Bakewell. The delights of the Derbyshire Dales and Peak District countryside are on the doorstep.

- Traditional semi-detached home
- Well maintained and presented
- Tucked away corner position
- Delightful garden plot with wooden backdrop
- Two double bedrooms
- Large through sitting / dining room
- Edge of town location
- 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

A uPVC double glazed front door opens to an **entrance hall** with coat hanging, stairs leading off to the first floor (with redundant gas heater at the bottom) and a blocked door which used to lead into the kitchen. A second door opens to the...

Sitting through dining room – 5.83m x 3.38m (19' 1" x 11' 1") a good sized through room, well presented and including a corniced ceiling, uPVC double glazed window to the front and sliding French doors at the rear which open to the conservatory. As a focal point to the room, a feature stone fireplace with Cornish slate hearth and housing a living flame gas fire.

Conservatory – of uPVC double glazed construction above low grit walls, there is a pleasant outlook across the garden to the woods beyond, a single glazed door allows external access.

Fitted kitchen – 4.13m x 2.2m (13' 7" x 7' 3") maximum, the measurements including the under stairs walk-in pantry with built-in shelving and housing the electric and gas meters. The kitchen is fitted with a modern range of cupboards and drawers with gloss white laminate doors and granite effect work surfaces. There is a 1½ bowl stainless steel sink unit, position for a gas cooker and plumbing for an automatic washing machine. A wall mounted gas fired central heating boiler provides service to the central heating and hot water system. An external door leads to the rear gardens and there is good natural light through windows to the side and rear.

From the hallway stairs rise to the first floor **landing** having a window to the side and access to the roof void.

Shower room – fitted with a modern white suite to include a double width walk-in shower cubicle with electric shower fitting and dry board surround, pedestal wash hand basin, low flush WC and obscure glazed window. To one corner a built-in store which houses the hot water cylinder and cold water tank.

Bedroom 1 – 4.79m x 2.71m (15' 9" x 8' 11") a good sized double bedroom facing the front and the benefit of a cupboard above the bulk head.

Bedroom 2 – 3.39m x 3.02m (11' 2" x 9' 11") a smaller double bedroom which enjoys views across the gardens and the mature tree lined Lumsdale valley.

OUTSIDE

Tucked away off a communal car parking area, a stepped path leads passed an attractive forecourt garden with low growing shrubs, small weeping blossom tree and a central flower bed within a gravelled terrace. Paths lead to the side of the house and to the larger rear garden. The garden extends into the corner where mature planting includes rhododendron, camellia and tall evergreens. Close to the house, a level lawn surrounded by paved sitting areas, heather and shrub borders. There is also a **greenhouse** and **timber shed**. The garden also enjoys the wooded backdrop, a haven for birds and other wildlife.

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.

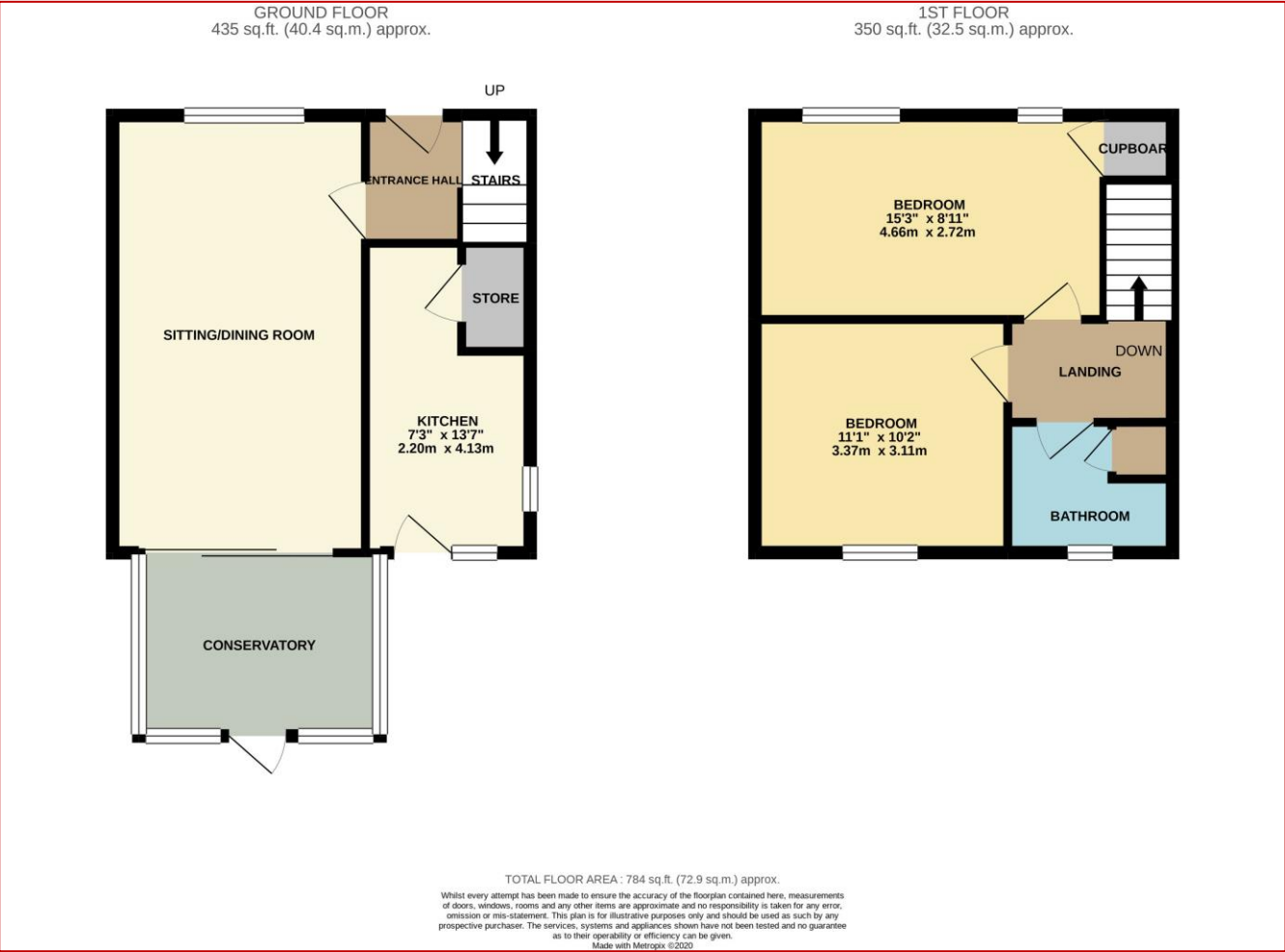
DIRECTIONS – From Matlock Crown Square, take Causeway Lane before turning left at the mini-roundabout into Steep Turnpike. Rise to the top of the hill and turn right at the T-junction onto Lime Tree Road. Turn left onto Lynholmes Road and follow it to its end and junction with Hurst Rise. Turn left, rising up the hill and just before the road bends to the left, locate the car park on the right. No. 148 is to the far left of the car park and identified by the agents For Sale board.

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

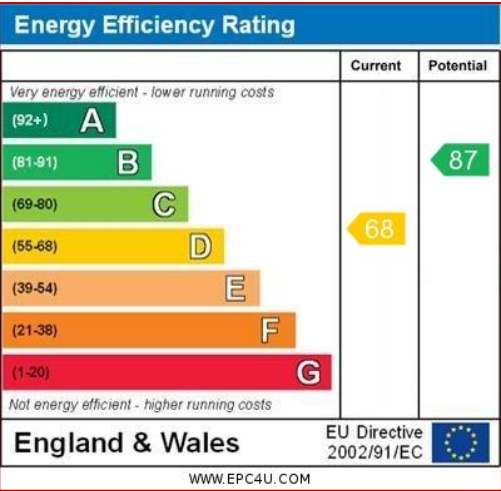
Ref: FTM 9766

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FLOOR PLAN



EPC GRAPH



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