

**MILLENDREATH
12 WISHINGSTONE WAY
MATLOCK
DERBYSHIRE DE4 5LU**



O A £550,000

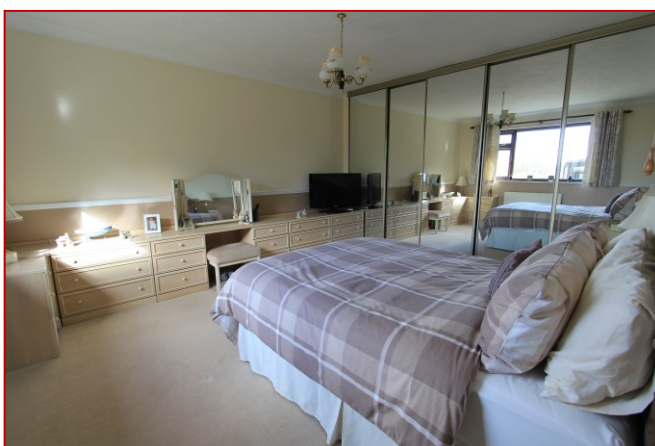
A fine detached four bedroom bungalow with good sized gardens and enjoying a highly regarded cul-de-sac location.

Built in the mid 1980's and remaining under the same occupation until today, this superior detached bungalow occupies an excellent position within a highly sought after cul-de-sac. Constructed of mellow stone beneath a tiled roof, there is the benefit of an attached double garage, ample parking and generously proportioned landscaped gardens. It is evident both inside and out that the house has been well maintained over the years and the sizeable four bedroom accommodation is well suited as a family home or for the discerning professional couple and retirees.

Lying on the outskirts of the town, close to Lumsdale and Bentley Brook conservation area, Millendreath combines a quiet setting with convenience. Matlock's town centre facilities lie around one mile away and good road communications lead to the neighbouring market towns of Chesterfield, Bakewell and Alfreton. The wider delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Quality detached bungalow
- Substantial corner plot
- Sought after location
- Well proportioned living space
- Four bedrooms
- Conservatory
- Good sized landscaped gardens
- Driveway parking
- Attached double garage
- 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.



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 house, a uPVC double glazed door opens to an **entrance porch** with quarry tiled floor and a second obscure glazed door opens to the **reception hallway** which broadens to provide generous circulation space throughout the property and access to the principal rooms. As with the remainder of the house, the hall is very well presented and includes a corniced ceiling and dado rail. A double door cupboard provides useful coat and boot storage, the second built-in cupboard provides linen storage and houses the hot water cylinder and there is also access to the roof void which has the benefit of a drop down loft ladder and the loft being principally boarded to offer storage potential.

Shower room – accessed by the entrance to the house and with a second door leading from bedroom 1, a coloured suite includes a walk-in shower cubicle, low flush WC and pedestal wash hand basin. There is full height ceramic tiling, electric shaver light and obscure glazed window.

Dining room – 4.58m x 3.35m (15' x 11') enjoying excellent natural light with an open aspect to the adjacent sitting room, broad front facing window with views towards Tansley beyond the cul-de-sac. There is borrowed light from the hall, high level display shelving and corniced ceiling. A broad stone arch frames three steps which descend to the...

Sitting room – 7.19m x 4.48m (23' 7" x 14' 9") a generously proportioned room providing an excellent family living space. A broad window allows similar views to the front, a high corniced ceiling enhances the elegance of the room, there is the combination of ceiling and wall light points and as a focal point a feature stone fireplace with display plinths and niches. Sliding patio doors open to a...

Conservatory – 3.1m x 2.95m (10' 2" x 9' 8") of uPVC and double glazed construction, the conservatory takes advantage of a south and westerly aspects with views to Ribber Castle and across the delightful gardens. French doors allow external access and the room is finished with a ceramic tiled floor.

Breakfast kitchen – 4.26m x 2.45m (14' x 8' 1") accessed from the hallway and with views across the rear gardens. The kitchen is well fitted with a range of modern cupboards and drawers together with roll edge work surfaces and contemporary sink unit. Integral appliances include a four ring gas hob, steel extractor fan, eye level double oven and grill and there is plumbing for a dishwasher. A glazed door leads off to the...

Utility room – 2.45m x 2.28m (8' 1" x 7' 6") with built-in storage, work surface, stainless steel sink unit and plumbing for an automatic washing machine. A half glazed uPVC door allows external access directly to the patio and gardens.

Bedroom 1 – 4.8m x 2.85m (15' 9" x 9' 4") a front aspect double bedroom with full width and full height built-in wardrobing plus access off to the shower room creating potential ensuite facilities.

Bedroom 2 – 3.8m x 2.48m (12' 6" x 8' 2") again with a corniced ceiling, dado rail and side aspect window.

Bedroom 3 – 3.83m x 3.26m (12' 7" x 10' 8") maximum, again with extensive fitted wardrobing and window to the side. Corniced ceiling.

Bedroom 4 – 4.84m x 3.83m (15' 10" x 12' 7") a generously proportioned double bedroom with corniced ceiling, dado rails, full width wardrobing with sliding mirrored doors. A broad window provides a pleasant outlook across the gardens and to Ribber Castle and Masson across the valley.

Family bathroom – fitted with a four piece suite to include panelled bath, pedestal wash hand basin, low flush WC and bidet. The room has full height ceramic tiling, electric shaver light and obscure glazed window.

OUTSIDE

Enjoying a substantial corner plot which matches the excellent internal presentation, there is ample opportunity for family recreation and the keen gardener. A tarmac driveway provides side by side parking for up to three cars and access to a...

Double garage – with electric remote controlled up and over door, electric power and light.

A paved area provides additional hard standing to one side from where there is a personnel door into the garage and enclosed access to the side and rear of the property. There is a stone paved forecourt leading to the main

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.

entrance and from here sweeping lawns set within a low stone boundary wall sweep passed mature rockery planted with low growing evergreens, other shrubs and a host of spring bulbs and perennials.

A similar theme continues through to the principal gardens found at the rear of the house which enjoy an excellent south and westerly aspect, mainly laid to grass there are further rock borders, specimen tree and shrub planting set around paved and pebbled display and seating areas. Adjacent to the house, enjoying fine westerly views, is a broad patio which benefits from a modern resin coated finish, all designed for ease of maintenance. It is clear, much time and care has been spent over the years and a closer inspection is strongly recommended.

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 F

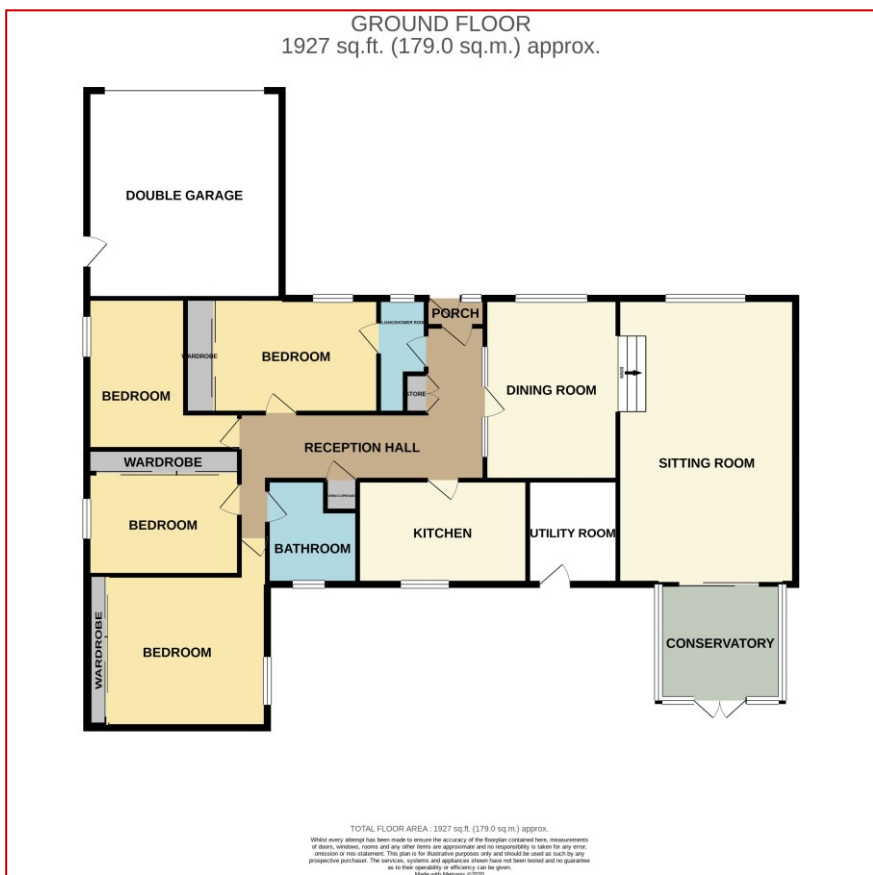
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane before turning left at the mini-roundabout into Steep Turnpike. Rise up and hill and at the following T-junction turn left onto Chesterfield Road. Continue rising up the hill and at the brow, opposite the Duke of Wellington, turn right onto Asker Lane. Continue for around 400m and at the top of the small rise turn right into Wishingstone Way, Millendreath can be found on the right hand side towards the bottom of the cul-de-sac.

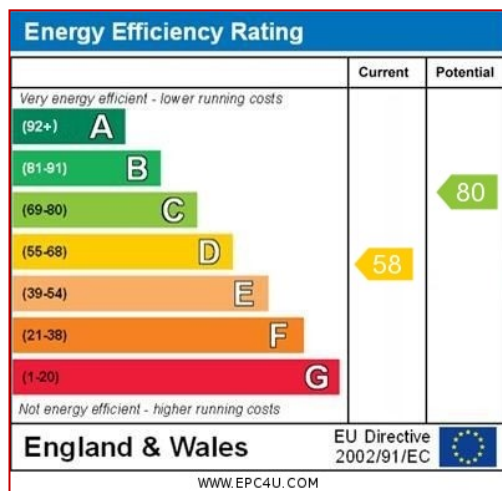
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9770

Floor Plan



EPC GRAPH



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.