

**2 HOPE TERRACE  
MATLOCK BATH  
DERBYSHIRE DE4 3NZ**



## O A £179,950 No Upward Chain

**An attractive three storey stone built house providing well presented three bed accommodation, enjoying delightful views, access to local amenities and surrounding Derwent Valley countryside. LOCAL OCCUPANCY RESTRICTIONS APPLY.**

The property is subject to a locality clause limiting sale of the property to a person who has for a period of three years, lived or worked in Derbyshire or the Peak District National Park. Situated well away from the main thoroughfare within this popular village is this attractive three bed terraced cottage. Built of local gritstone beneath a blue slate roof, the upgraded accommodation spans three floors and briefly comprises fitted dining kitchen, sitting room, three double bedrooms, bathroom and utility room. With the benefit of UPVC double glazing and gas fired central heating together with a modest patio garden, the house stands with a southerly aspect and views across neighbouring rooftops to the opposing hills above the Derwent Valley.

Matlock Bath is an attractive village set in and around the steep valley sides of the Derwent Gorge. There is a respected primary school, range of local amenities, shops and cafes which create the busy tourist parades whilst, above the centre, there is ready access to the delights of the surrounding countryside. The train station is within walking distance and links to the national network via Derby whilst, good road communications to neighbouring Matlock and to the surrounding centres of employment to include Chesterfield, Bakewell and Alfreton and the cities of Derby, Nottingham and Sheffield. The Derbyshire Dales countryside is on the doorstep which is an added draw to the thriving tourism trade and local residents alike.

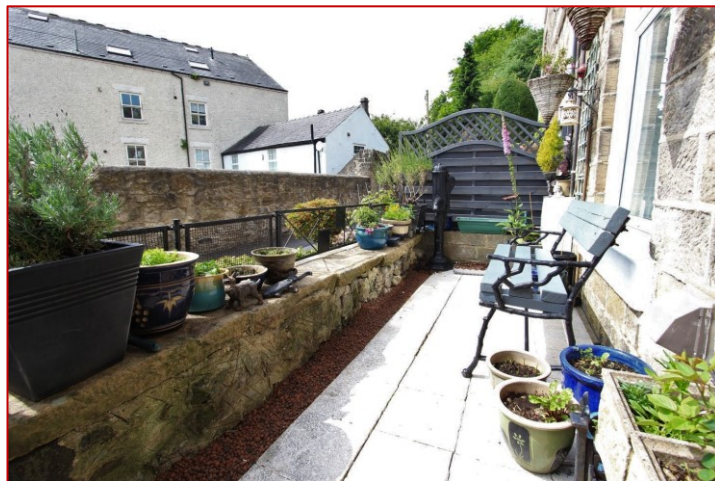
- Attractive three storey property
- Fitted dining kitchen
- Sitting room
- Utility room
- Three double bedrooms
- Delightful views
- **Subject to a local occupancy clause**
- Popular village location
- Ready access to the surrounding countryside



**RICS** **MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
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## ACCOMMODATION

A UPVC double glazed front door opens to an **entrance hall** featuring ceramic tiling in neutral shades which continue through the lobby and into the kitchen area. A stained pine cottage style door opens to the:

**Sitting Room** – 3.61m x 3.25m (11' 8" x 10' 7") with the front facing window looking across the neighbouring rooftops allowing views up to the wooded slopes across the valley.

**Dining Kitchen** – 4.25m x 2.84m (13' 9" x 9' 3") the measurements not including the deep understairs void with low level and enclosed storage. The kitchen is fitted with an extensive range of modern cupboards and drawers plus wood grain effect work surfaces which incorporate a black composite 1½ bowl sink unit. There is an eye level built in oven, black induction hob with matching splash back and extractor hood above. The room is finished with ceramic tiled floor in neutral shades and a cast iron school type radiator. UPVC double glazed window and similar door allowing external access to the rear yard.

From an **inner lobby** stairs rise to the **first floor landing** with pine ledged and braced doors leading off to the bedroom and bathroom accommodation.

**Bedroom 1** – 4.25m x 3.66m (13' 9" x 12') a good double bedroom, front facing and providing improved views across the nearby rooftops towards the slopes which rise towards Starkholmes, Ribber and surrounds. To one corner is a built in wardrobe.

**Bathroom** fitted with a contemporary white suite to include low flush WC, pedestal wash hand basin with monoblock waterfall tap and shaped bath with glazed twin panelled screen and mixer shower fitment to include an overhead drench spray and separate pencil attachment. The full height ceramic wall tiling around the bath extends to half height tiling to the adjacent walls which contrast with the grey floor tiles and black school type radiator.

**Utility Room** – 2.02m x 1.29m (6' 6" x 4' 2") a useful ancillary space which has plumbing for an automatic washing machine and wall mounted gas fired combination boiler which serves the central heating and hot water system.

From the landing, stairs rise to the **second floor** and similar cottage style doors to:

**Bedroom 2** – 3.59m x 4.25m (11' 8" x 13' 9") with similar south facing views to the front allowing excellent natural light. A good double bedroom.

**Bedroom 3** – 2.89m x 4.25m (9' 5" x 13' 9") a third double bedroom with rear aspect window and with access to the **roof void** via a drop down ladder. The roof void is boarded and has electric power and with excellent storage and potential for other uses perhaps.

## OUTSIDE

At the front of the cottage there is a patio garden enclosed within low stone walls and a pedestrian gate. At the rear, with a second gated access, there is a rear yard, shed offering useful storage and steps leading to a communal garden area shared with the terrace.

**TENURE** – Freehold. The property is subject to a locality clause limiting sale of the property to a person who has for a period of three years, lived or worked in Derbyshire or the Peak District National Park.

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**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.

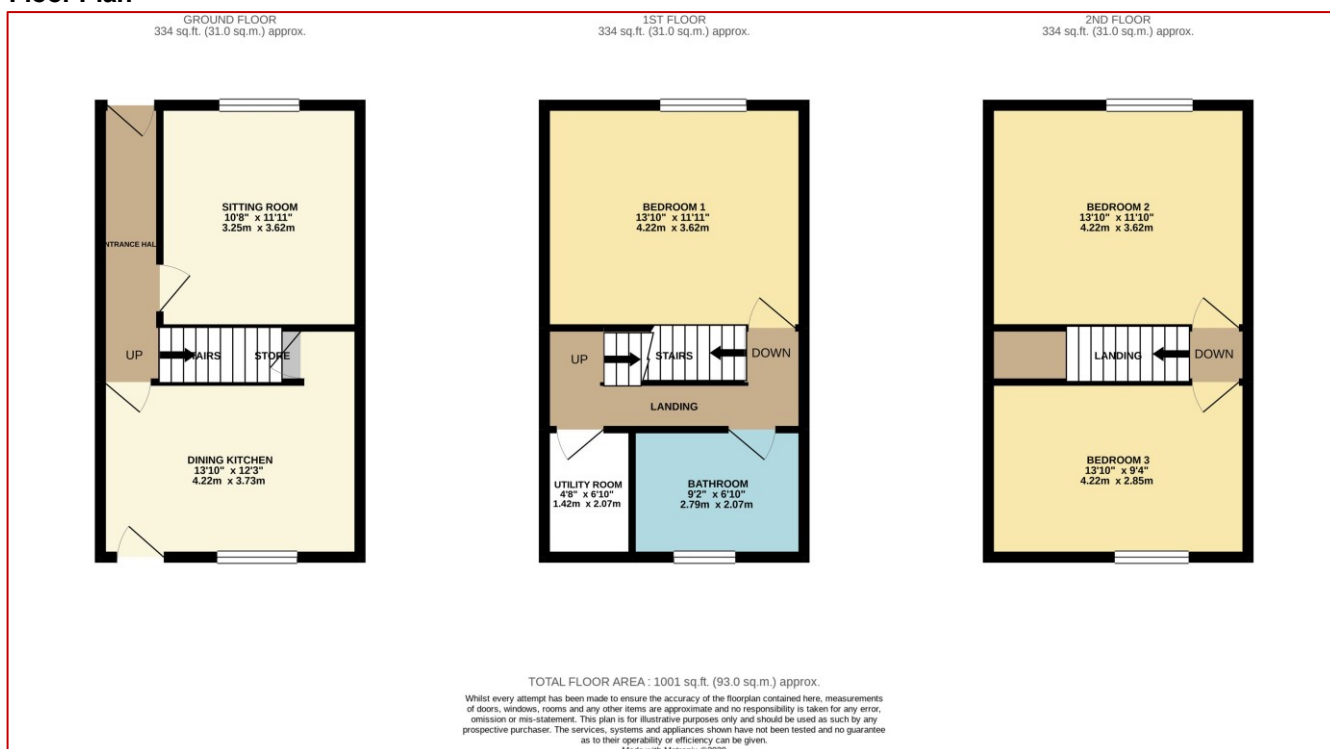
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take the A6 south for just over one mile into Matlock Bath. On entering the village turn first right into Holme Road and rise up the hill for around 300m. Turn second right into Brunswood Road and Hope Terrace can be found off to the right hand side and No. 2 is the second house on the left.

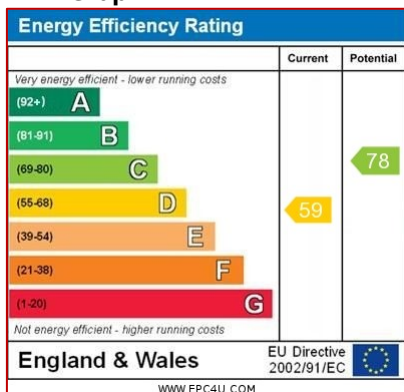
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

**Ref: FTM9785**

### Floor Plan



### EPC Graph



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