

**39 STANTON MOOR VIEW
MATLOCK
DERBYSHIRE DE4 3NE**



O A £315,000

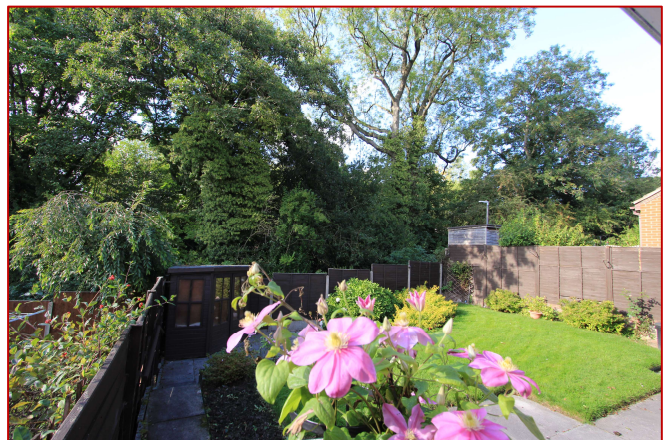
Enjoying a desirable cul-de-sac location on the edge of the town, a good sized four bedroom detached house with ample parking, garage and gardens.

This attractive brick built detached home provides well proportioned four bedroom accommodation which includes downstairs cloak room, open plan sitting and dining room together with a separate utility room off the breakfast kitchen. The master bedroom includes en-suite facilities whilst outside there is the benefit of off street parking, gardens and an integral garage. A closer inspection is recommended to appreciate the overall merits of the house and the favoured cul-de-sac position.

Standing on the outskirts of the town, the property offers ready access to all mainstream amenities, schooling and the nearby Arc Leisure Centre. The recreational delights of the surrounding Derbyshire Dales and Peak District countryside are all close at hand. With local walks in and around the Derwent Valley, the White Peak Cycle Loop and the wider attractions of Chatsworth and Carsington Water amongst others.

Neighbouring centres of employment include Bakewell, Chesterfield and Alfreton together with the cities of Sheffield, Derby and Nottingham which all lie within daily commuting distance.

- 4 bed detached house
- Tucked away cul-de-sac position
- Convenient location
- Sitting through dining room
- Breakfast kitchen
- Utility room
- 2 bathrooms
- Integral garage
- Parking
- Gardens
- Viewing highly recommended



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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 decorative glazed UPVC front door opens to an **entrance hallway** finished with a corniced ceiling and stairs which lead off to the **first floor**. There is a window to the side and door opening to a:

Cloak Room having an obscure glazed window to the front and fitted with a low flush WC and pedestal wash hand basin.

Sitting through Dining Room – 7.01m x 3.5m (23' x 11' 5") spanning the full length of the house, a well proportioned family living space which benefits from excellent natural light. There is a UPVC double glazed window to the front and similar sliding patio doors which open to the rear gardens. The room is well presented with a corniced ceiling, twin ceiling lights and a living coal gas fire set to a marble hearth and inset to a modern surround.

Breakfast Kitchen – 3.47m x 2.77m (11' 4" x 9' 1") fitted with a good range of oak fronted cupboards and drawers plus work surfaces which incorporate a 1½ bowl sink unit, integral appliances include a larger fridge, dishwasher, four ring gas hob with an electric oven beneath and extractor hood above. There is deep storage cupboard set beneath the stairs and a broad double glazed window overlooking the rear gardens.

A door leads off to the:

Utility Room with full width work bench, stainless steel sink unit, wall and floor cupboards. There is plumbing for an automatic washing machine, sealed unit double glazed window to the side and the wall mounted gas fired boiler which serves the central heating and hot water system. A UPVC double glazed door provides external access from the rear gardens and separate access to the **integral garage**.

From the hall, stairs rise to the first floor **landing** which has access to the large **roof void** which is partially boarded and with loft ladder and light. Doors lead off to:

Master Bedroom 1 – 4.54m x 3.45m (14' 9" x 12' 9") a good double bedroom, front facing with a square display window, fitted wardrobes with matching chest of drawers, corniced ceiling and door off to the:

En-Suite Shower Room with walk in shower cubicle, low flush WC and pedestal wash hand basin. To one corner, an airing cupboard store houses the lagged hot water cylinder.

Bedroom 2 – 3.49m x 3.49m (11' 4" x 11' 4") a second good sized double bedroom with a corniced ceiling, range of built in wardrobing and matching drawer storage. A hardwood sealed unit double glazed window looks across the rear gardens and to the wood beyond.

Family Bathroom fitted with a coloured suite to include low flush WC, pedestal wash hand basin and panelled bath with mixer shower taps. There is full height ceramic tiling, electric shaver light and obscure glazed window.

Bedroom 3 – 2.76m x 2.42m (9' x 7' 9") again with a pleasant rear aspect, corniced ceiling and mirror fronted wardrobes.

Bedroom 4 / Study – 2.2m x 2.6m (7' 2" x 8' 5") front facing single room with corniced ceiling.

OUTSIDE

The house stands to a good sized yet easily managed plot. At the front of the house there is an informal lawned garden which lies aside of a tarmac drive providing car standing for three or four vehicles. There is an attractive herbaceous border and pathway to the side and rear.

Off the drive there is access to the integral garage with electric, power and light, metal up-and-over door, window and personnel door to the sides.

The rear gardens lie within fenced boundaries and include two paved patios, one to the side and one adjacent to the house which extends the full width where there is a **timber shed** to one side. There is an electric awning over UPVC sliding patio doors at the rear of the property. The location also allows views across the valley. At the lower boundary, the second patio currently sites a **timber summerhouse**. Again there is a shaped lawn with shrub and rose borders.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and sealed unit double glazing (part recently installed UPVC and part hardwood). No test has been made on services or their distribution.

COUNCIL TAX – Band E.

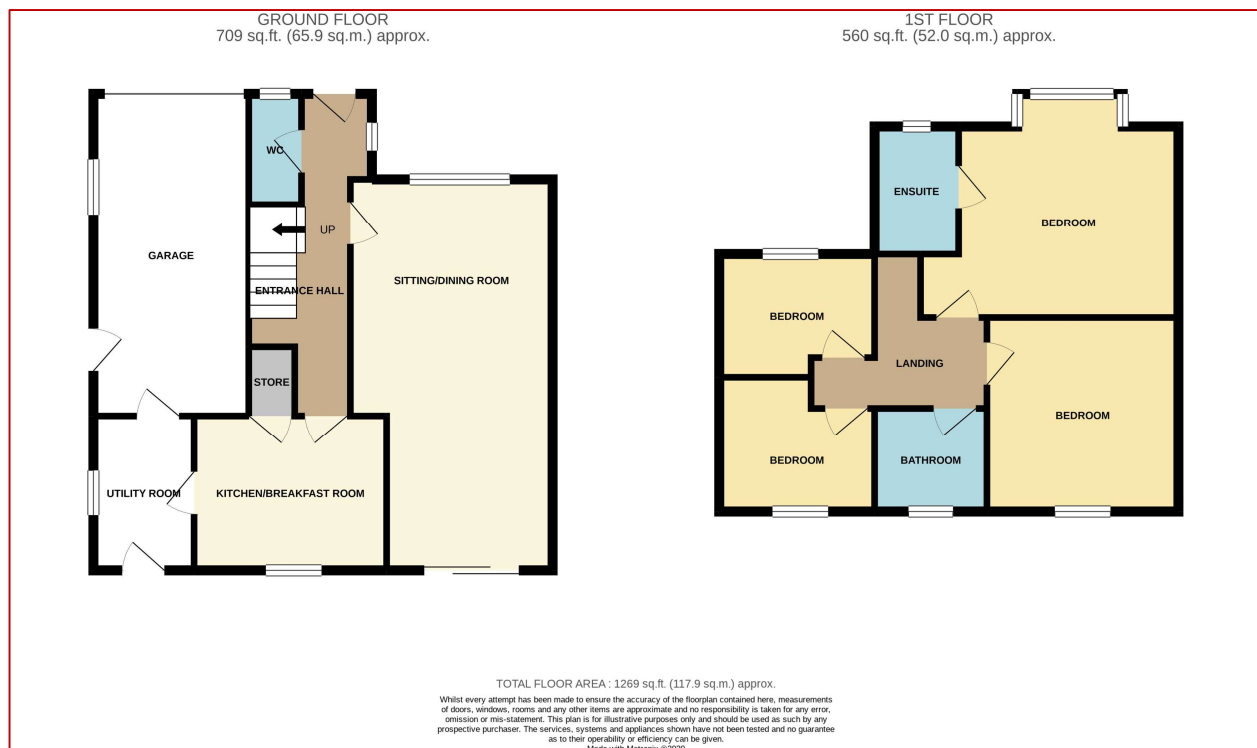
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Bakewell Road proceeding beyond the first island and on past the Premier Inn before locating the right hand turn after around one mile into Stanton Moor View. Rising up the hill keeping right and rise almost to the very top. No. 39 can be found on the left hand side towards the head of the cul-de-sac.

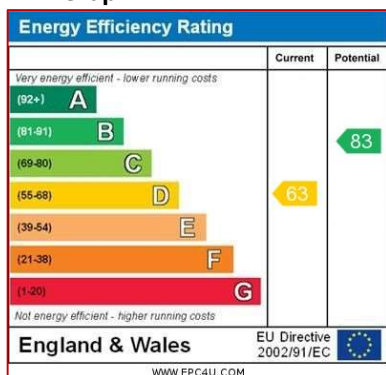
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9801

Floor Plan



EPC Graph



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