

**STONEYBROOK  
QUARRY BANK  
MATLOCK  
DERBYSHIRE DE4 3LF**



**O A £450,000**

**A detached stone built four bedroom home enjoying a tucked away town location and a delightful mature garden setting.**

Stoneybrook stands set well back from any main thoroughfare to a respected no through road just half a mile from Matlock's town centre. The attractive stone built house appears to have been well maintained over the years and, with the benefit of extensions to the original building, provides well proportioned four bedroomed accommodation which holds an air of elegant character. The house is complemented by delightful mature gardens, larger than the location might suggest and which provide a good degree of privacy. There is the added advantage of a detached stone built garage which completes this excellent family home.

The wide ranging facilities of the town are all readily accessible whilst good road communications also lead to the neighbouring centres of employment to include Bakewell, Chesterfield, Alfreton with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. The wider surrounding countryside of the Derbyshire Dales and Peak District are also close at hand.

- Stone built detached property
- Tucked away location
- Delightful mature garden setting
- 4 bedrooms
- Detached garage
- Convenient town location
- Viewing highly recommended



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## ACCOMMODATION

A stone and tiled porchway, with hardwood front door and windows to each side, shelters the front entrance to the house. A multi-paned glazed door opens to a:

**Reception Hallway** – A well proportioned circulation space **with ample room for occasional** furniture. There are oak timbers to the ceiling, similar plate racks to two walls and hardwood window facing the front gardens. Stairs lead off to the **first floor** with useful storage beneath whilst multi-paned doors leads off to the **sitting room, kitchen and shower room**.

Built in **cloaks storage** by the entrance and opening to a three piece white suite which includes low flush WC, pedestal wash hand basin and raised walk in shower cubicle with folding screen and mixer shower fitting. There is complementary ceramic tiling, extractor fan and window to the front.

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**Sitting Room** – 5.35m x 3.3m (17' 5" x 10' 8") plus 3.74m x 1.31m (12' 3" x 4' 3") the measurements including the original sitting room and the side extension which is finished with a broad hardwood bay window allowing excellent natural light from the side. The side extension incorporates wall lighting and adjustable book shelving to each side whilst the main sitting room features a stone fireplace with living coal gas fire, good stone hearth and a slate topped TV/display plinth to one side. There is a deep silled window to the front, stone arched display niche, corniced ceiling, wall and ceiling lights.

An open doorway leads to the:

**Dining Room** – 3.8m x 2.95m (12' 5" x 9' 7") a further extension to the original house, again benefitting from excellent natural light with an open aspect to the sitting room, side facing window and hardwood glazed French doors which look across and open to the decked terrace and mature gardens beyond.

A glazed door leads off to a rear **lobby** which is, in turn, open to the:

**Fitted Kitchen** – 4.4m x 3.75m (14' 4" x 12' 3") overall. With ample space for a breakfast table and to one corner a free standing gas fired boiler which serves the central heating and hot water system. The main kitchen area is fitted with a good range of modern cupboards and drawers plus marble effect work surfaces which incorporate a 1½ bowl stainless steel sink unit. There is plumbing for an automatic washing machine, four ring gas hob and matching stainless steel extractor hood above. Built in larder fridge and freezer plus eye level electric oven and microwave. The kitchen has a pleasant aspect across the rear gardens and a half glazed door leads from the rear lobby to a:

**Utility Porch** – 1.7m x 1.6m (5' 6" x 5' 2") with rear aspect window and half glazed door providing external access.

From the reception hall, stairs rise to the first floor **galleried landing** which has access to the **roof void** being fully boarded and accessed via a drop down loft ladder. A built in **airing cupboard store** is set above the bulk head and which houses the lagged hot water cylinder.

**Bedroom 1** – 5.6m x 3.6m (18' 4" x 11' 8") a good sized double bedroom which enjoys excellent natural light with windows to both front and side with glimpses of the opposing hillside through the mature neighbouring trees and, to one corner, a built in **linen store**.

**Bedroom 2** – 3.79m x 2.95m (12' 4" x 9' 7") a second double bedroom, again with windows to two elevations allowing good natural light, overlooking the rear gardens. There is a range of built in full height wardrobing set around a central knee-hole dressing table.

**Bedroom 3** – 3m x 2.72m (9' 8" x 8' 9") a rear aspect single room.

**Bedroom 4** – 3.04m x 2.56m (9' 10" x 8' 4") a good single or small double bedroom with windows to the front and side.

**Bathroom** recently refitted to incorporate a stylish shower suite, with electric underfloor heating, to include double width walk in shower cubicle with glazed screens, dual head thermostatic shower fitting and wall mounted seat. There is a fitted low flush WC and wall hung wash hand basin set to a tiled surround complementing the ceramic tiled floor. With towel radiator, extractor fan and obscure glazed window.

## OUTSIDE

The house is complemented by delightful mature gardens to both front and rear and at a slightly lower level, there is access to a detached stone built:

**Garage** – 6.25m x 3.13m (20' 5" x 10' 3") with parking bay to the front, a pair of wooden doors, electric, power and light.

From the garage, shallow stone steps and a pebbled pathway lead to the front entrance and through a rose draped arbour at the side of the house. The front entrance is shielded by a mature conifer and includes a cobbled patio, level lawn and central pathway, all set within colourful herbaceous borders.

The larger gardens are found at the rear occupying a gently sloping site with a central tiered lawn. The rear boundary is full of mature specimen trees, a haven for bird and wildlife whilst privacy is further enhanced with a

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maintained Beech hedge at the lower boundary. There are shrubs and informal border planting to the higher lane side boundary, decked terrace adjacent to the house and a timber **garden shed** nestles within the trees. A further feature of the garden is a culvert which steers water down the hillside through rockerys, beneath the decking and away through the lower boundary.

**TENURE** – Freehold.

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

**COUNCIL TAX** – Band F.

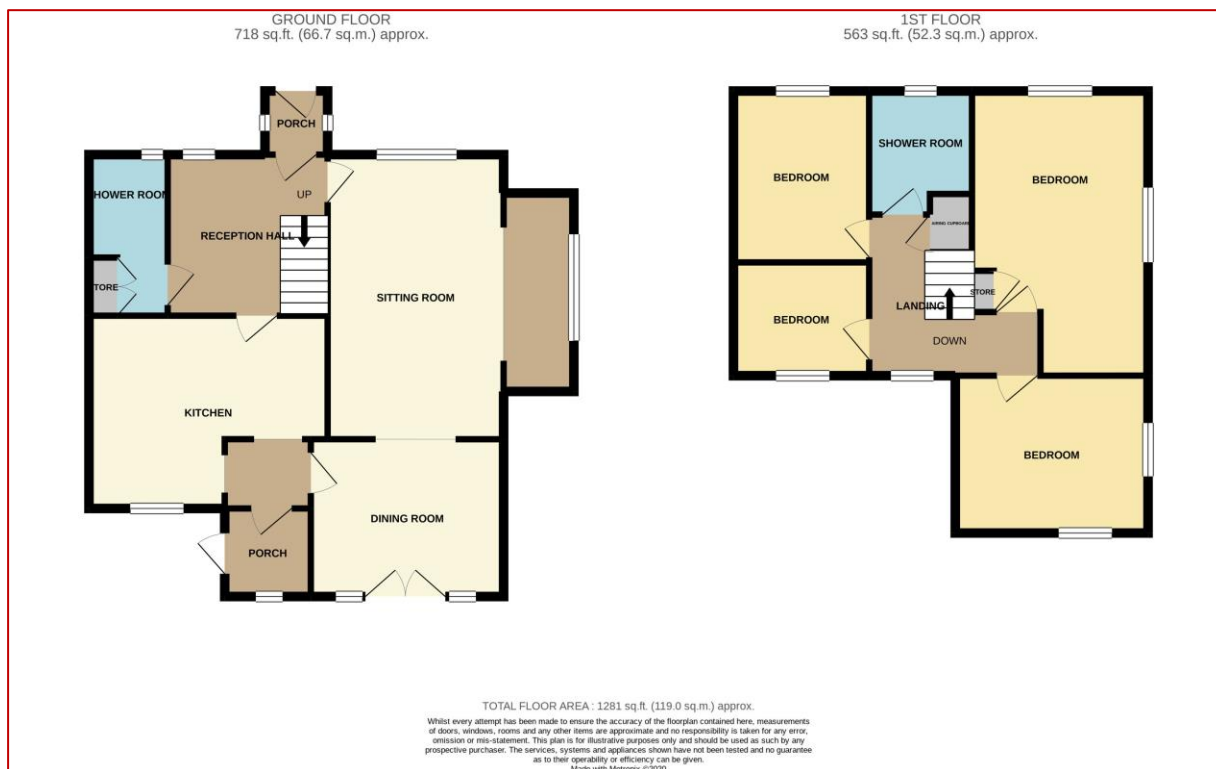
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Bakewell Road before turning first right into Dimple Road by Twiggs. Rise up the hill keeping left into Hurds Hollow and continue to the very end. Turn right and proceed on to Smedley Street. After around 400m, turn left into Quarry Bank (Quarry Bank can be approached in a number of alternative ways). As Quarry Bank forks, Stoneybrook is the first house off to the left hand side.

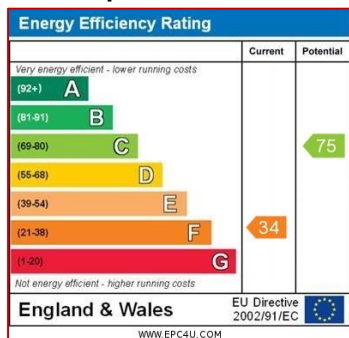
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

**Ref: FTM9800**

## Floor Plan



## EPC Graph



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