

**1 COACH HOUSE MEWS  
HOLME ROAD  
MATLOCK BATH  
DERBYSHIRE DE4 3AL**



**O A £150,000**

**Built in 2004 being one of four properties within an imaginative development of mews style properties, this stylish two bedroom apartment, occupies the ground floor of an attractive stone conversion.**

The contemporary design creates easily managed accommodation to include open plan living space and en suite facilities to the master bedroom. Through recent years the house has been utilised as a letting opportunity yet is equally well suited to the busy professionals or perhaps second home investor.

Enjoying a courtyard setting, at the rear, a private patio area and off-street parking to the front, the property is well placed for access to the wide ranging facilities of the village. Matlock Bath is a popular tourist destination, nestling within the delightful Derwent Valley and with the recreational delights of the Derbyshire Dales and nearby Peak District countryside all being close at hand.

Good road communications lead to the surrounding market towns of Matlock, Bakewell, Chesterfield and Alfreton, with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. The recreational delights of the Derbyshire Dales and nearby Peak District countryside are also close to hand.

- Attractive mews style ground floor property
- Easily managed accommodation
- Courtyard setting
- Private patio area
- Off street parking
- Popular tourist destination location
- Viewing highly recommended



**RICS**

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk







## ACCOMMODATION

To the front of the property, a glazed door is set within a full height glazed window and opens directly to a **lobby** and the:

**Fitted Kitchen** – 3.68m x 3.31m (12' 1" x 10' 8") having an open aspect to the adjacent sitting area creating a full width and impressive all day living space. The kitchen is fitted with a range of wall and floor cupboards and work surfaces which incorporate a 1½ bowl stainless steel sink unit. Integral appliances include a four ring gas hob, low level electric oven with steel extractor canopy above together with an integral fridge and freezer. There is plumbing for an automatic washing machine and dishwasher. The room is finished with tiled splashbacks and a ceramic tiled floor.

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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.

**Sitting Area** – 3.5m x 3.38m (11' 5" x 11' 1") featuring full height glazing and a second door to the front which allows excellent natural light and an attractive style to the open plan living space.

An **inner hall** leads off to the bedroom and bathroom accommodation.

**Bedroom 1** – 3.58m x 2.59m (11' 7" x 8' 5") a comfortable room with built in storage cupboard, rear aspect window and contemporary wall lighting.

**Bath and Shower Room** fitted with a four piece white suite to include a panelled bath, low flush WC and pedestal wash hand basin plus a raised walk in shower cubicle. There is ceramic tiled floor, extractor fan and ladder radiator.

**Master Bedroom 2** – 3.51m x 3.37m (11' 5" x 11') a good sized double bedroom with a pair of fully glazed doors which open to the patio/slash yard at the rear and onto the communal courtyard beyond. There is a deep walk in wardrobe and:

**En-Suite Shower Room** with walk-in shower cubicle, low flush WC and pedestal wash hand basin.

## OUTSIDE

To the front of the property is a parking space within the courtyard whilst at the rear there is a paved yard and patio seating area which in turn leads on to the communal courtyard grounds.

**TENURE** – Leasehold. Subject to a 999 year lease, start date 2004. Service charge is currently set at £70 pcm covering external maintenance and buildings insurance. Full details to be confirmed.

**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.

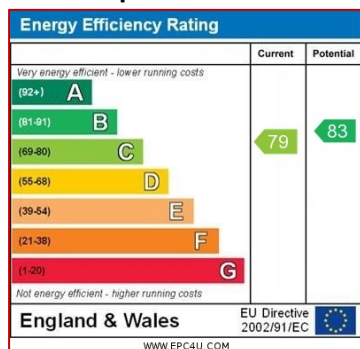
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take the A6 south to Matlock Bath. On entering Matlock Bath turn first right into Holme Road and after around 50m, Coach House Mews can be found on the left hand side.

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

**Ref: FTM9802**

## EPC Graph

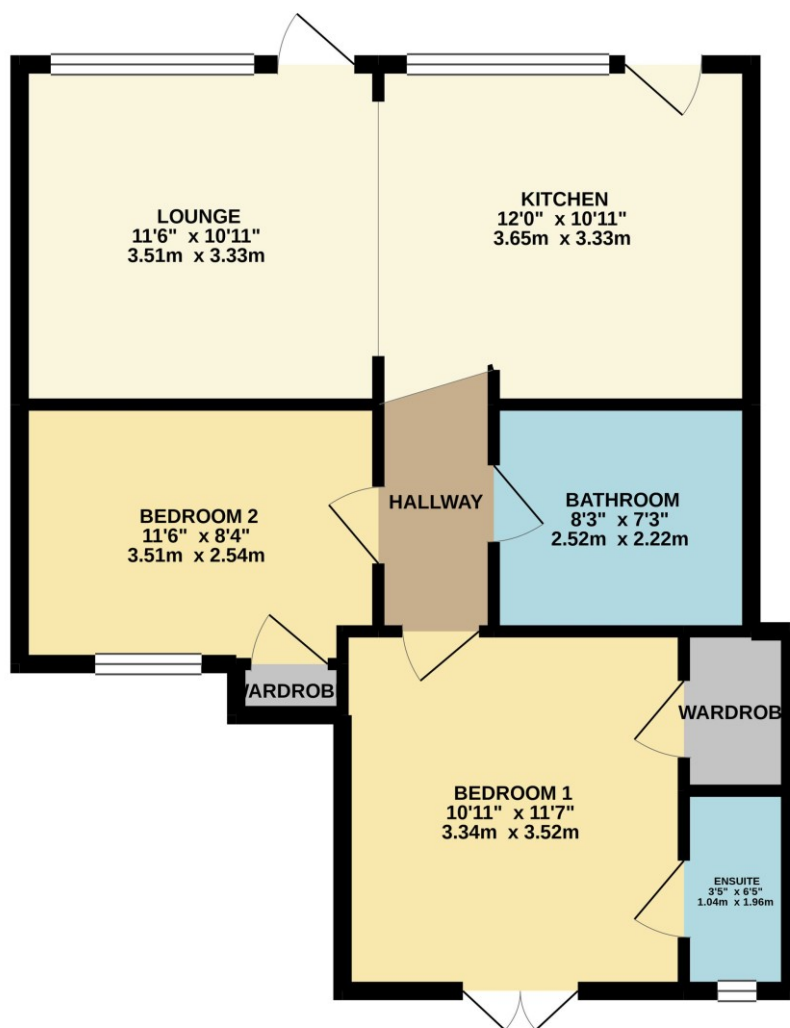


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## Floor Plan

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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