

**50 STARKHOLMES ROAD
MATLOCK
DERBYSHIRE DE4 3DD**



O A £465,000

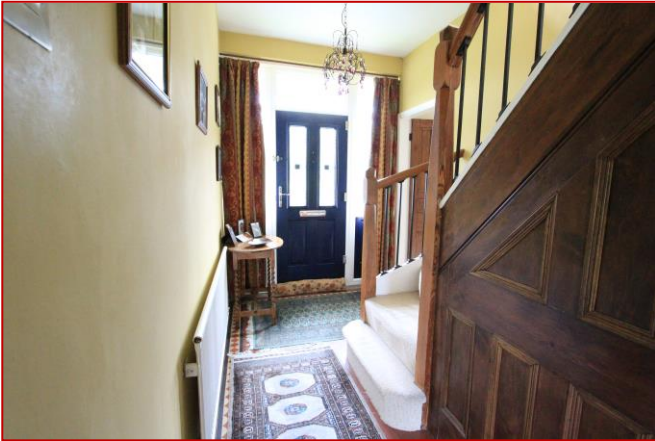
An attractive Edwardian detached home providing well proportioned family accommodation within a highly regarded location.

Built in 1905 with an elegant bay windowed front elevation, the house was extended through the 1980's to create a substantial family home which retains an air of quality and stature, whilst providing well proportioned and versatile accommodation for the modern family. At first floor level there are four double bedrooms and two bathrooms, whilst to the ground floor there are four reception rooms, large fitted kitchen, WC and utility room. The rear gardens are simply landscaped for ease of maintenance, offering space for family play, relaxation or further landscaping all of which is complemented by stone paved patios, ample parking and a large detached single garage.

The house is well located within Starkholmes which remains one of the area's most desirable situations, being well placed for local primary and secondary schooling and less than one mile from Matlock's town centre. The delights of the surrounding Derwent Valley countryside is equally accessible, as are the wider delights of the Derbyshire Dales and Peak District. Good road communications lead to neighbouring centres of employment to include Alferton, Chesterfield and Bakewell, with the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Attractive detached Edwardian family home
- Highly sought after location
- Well proportioned with quality and stature
- Versatile accommodation
- Four double bedrooms
- Two bathrooms
- Large kitchen, breakfast room and utility room
- Four reception rooms
- Gardens to front and rear
- Detached single garage
- Viewing highly recommended

PHOTO GALLERY:



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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 panel effect composite front door with glazed side and fan lights, opens to a **reception hallway** retaining the original tiled floor and pitch pine newel post, hand rail and panelling to the stairs which lead off to the first floor. Set beneath the stairs is a...

Cloakroom – with pedestal wash hand basin, low flush WC, central heating radiator and stripped pine panelled door.

Sitting room / Guest bedroom 5 – 5.05m x 3.97m (16' 7" x 13') maximum, the longer measurement taken into the front bay window, being uPVC double glazed and which allows excellent natural light and views towards

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Riber Castle. Central heating radiator, corniced ceiling and picture rails. A period fireplace forms a focal point to the room.

Living room – 5.81m x 3.73m (19' 1" x 12' 3") having direct access to the garden through sliding uPVC double glazed patio doors, there are additional windows to one side. Corniced ceiling, varnished wood plank floor, two central heating radiators, ceiling and wall light points and modern gas stove on stone plinth.

Dining room – 5m x 3.96m (16' 5" x 13') again of elegant proportion with a deep bay window which again allows excellent natural light and views to Riber Castle beyond opposing roof tops and across to the pine woods above Lumsdale to the east. Corniced ceiling, two central heating radiators, stripped seven panelled door to the hallway and a second multi paned glazed door leading from and to the...

Fitted kitchen – 3.98m x 2.96m (13' 1" x 9' 9") fitted with a range of contemporary cupboards and drawers which incorporate a modern white porcelain sink, there are positions for a range style cooker (gas and electric) and American style refrigerator and plumbing for a dishwasher. There are additional glazed cabinets, display shelving and two uPVC double glazed windows to the side. A broad open doorway leads off to the...

Breakfast room – 3.3m x 2.5m (10' 10" x 8' 3") with a sealed unit double glazed window looking across the gardens at the rear and sliding patio doors giving direct access to the patio and gardens. There is a terracotta style ceramic floor which continues from the kitchen. Central heating radiator.

Utility room – 3.29m x 1.56m (10' 10" x 5' 2") accessed off the kitchen and forming a rear hall with an external door from the side of the house. There is plumbing for an automatic washing machine set beneath a work surface, space for a dryer and with adjacent low level cabinet. A Belfast style pot sink sits within a wood block work surface and there is a continuation of the tiled floor and coat hanging facility. Central heating radiator.

From the reception hallway a flight of stairs with pitch pine balustrade and iron spindles lead to the first floor **landing** again creating excellent circulation space, central heating radiator and front aspect double glazed window. Off the main landing there is a built-in storage cupboard and off the rear of the landing a deep linen store and airing cupboard which sites the foam lagged hot water cylinder fitted with an immersion heater.

Bedroom 1 – 3.94m x 3.51m (12' 11" x 11' 6") a spacious double bedroom, with south facing views to the tree lined slopes which rise to Riber. Central heating radiator, access to the roof void and modern "oak" veneered door.

Bedroom 2 – 4.27m x 3.3m (14' x 10' 10") the shorter measurement not including the range of full width and full height built-in wardrobing. Of generous double proportion with central heating radiator, similar views to the front and modern "oak" veneered door.

Bedroom 3 – 3.73m x 2.65m (12' 3" x 8' 8") a double room, having a rear aspect window and central heating radiator.

Shower room – 2.8m x 2.4m (9' 2" x 7' 11") a generous second bathroom to include walk-in tiled shower cubicle, pedestal wash hand basin and low flush WC. Central heating radiator, obscured uPVC double glazed window and towel radiator.

Bedroom 4 / Office – 3.82m x 2.87m (12' 6" x 9' 5") a good single room with window overlooking the rear garden and views towards Matlock's town centre. Built-in storage cupboard, access to the roof void and central heating radiator.

Bathroom – 3.82m x 1.82m (12' 6" x 6') fitted with a modern white suite to include panelled bath with Victorian style mixer shower taps, pedestal wash hand basin and low flush WC. There is a varnished pine boarded floor, central heating radiator, separate towel radiator and uPVC double glazed window.

OUTSIDE

Standing elegantly at the side of Starkholmes Road, the house is set back from the roadside by a forecourt garden, principally grassed with a central flower display and stone paved pathways leading to the main entrance. A broad tarmac driveway provides side by side car standing and access to a...

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Detached garage – having remote controlled up and over door, electric power and light plus personnel door and window to the side.

Stone paths continue to the side and rear of the house, culminating at a patio area by the living and breakfast rooms. The main gardens found at the rear are principally laid to grass with low maintenance border planting and timber garden shed.

TENURE – Freehold.

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

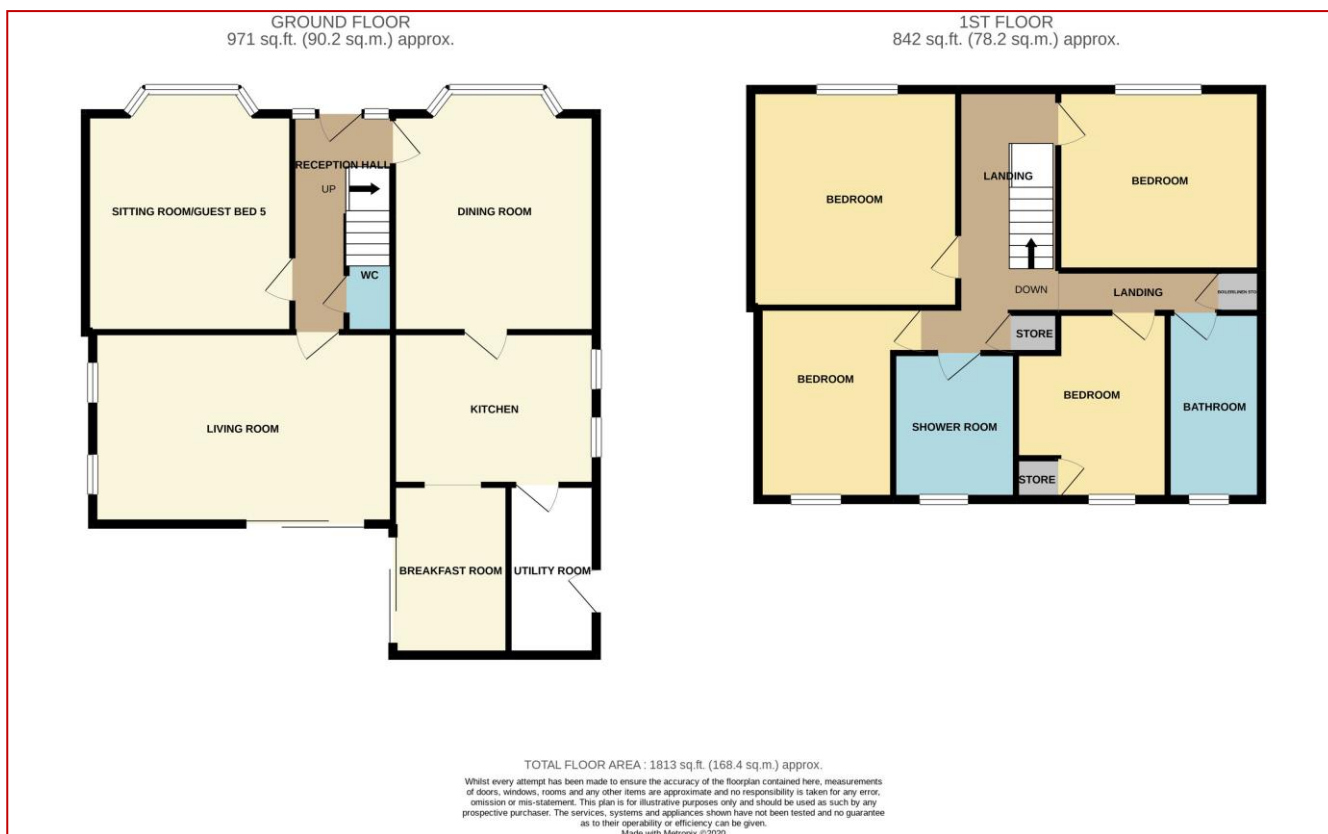
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS - From Matlock Crown Square, take Causeway Lane before turning right into Church Street. Rise up Church Street, passing Highfield School, and no. 50 can be located on the right hand side.

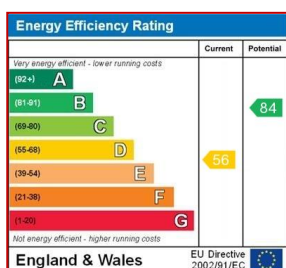
VIEWING - Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9838

FLOOR PLAN



EPC GRAPH



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