

**3 PAXTON CLOSE
MATLOCK
DERBYSHIRE DE4 3TD**



O A £215,000

A traditional 1970's semi-detached house within a sought after cul-de-sac location with ample parking, garage and attractive well stocked gardens.

Standing on the fringe of this popular town development, built in the 1970's, this brick and tile semi-detached home provides easily managed three bedroom accommodation and is ideally suited to the first time buyer, young family or perhaps retirees. The house is complemented by attractive well stocked gardens, planted with a host of colour and interest throughout the seasons. There is the added advantage of a long driveway providing ample car standing and access to a detached single garage.

Lying around half a mile from Matlock's central facilities, the property is also well placed for nearby primary schooling, local recreational fields and the Arc leisure centre. The delights of the surrounding Derbyshire Dales countryside is also close at hand, whilst good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton. The cities of Sheffield, Derby and Nottingham are all within daily commuting distance.

- Semi-detached home in a sought after residential location
- Convenient for the town centre
- Three bedrooms
- Spacious living accommodation
- Well stocked gardens
- South aspect to the rear
- Driveway parking
- Single garage
- Viewing highly recommended

PHOTO GALLERY:



ACCOMMODATION

A uPVC fully glazed door opens to an **entrance porch** with central heating radiator, modern double glazing and original glazed doors opening to the **entrance hall** with stairs rising to the first floor and door off to the...

Sitting room – 4.59m x 4.08m (15' 1" x 13' 5") maximum, with a full height picture window looking towards the attractive front garden. A pair of glazed door opens to the...

Dining room and Kitchen – 5.61m x 2.85m (18' 5" x 9' 4") an open plan room, again benefiting from excellent natural light with a full height picture window facing the garden and a similar glazed door allowing external access and additional natural light to the kitchen area. The kitchen is fitted with a range of modern cupboards and drawers, work surfaces and stainless steel sink unit. From the dining area there is access to a useful under stairs **store** which sites the gas fired boiler, which serves the central heating and hot water system. There is also the electric fuse board, water meter and solar panel box and meter.

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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.

From the entrance hall, stairs rise to the first floor **landing** having access to the roof void and window to the side.

Shower room – fitted with a modern white suite to include low flush WC, pedestal wash hand basin and double width walk-in shower cubicle with curved screen and dry board surround.

Bedroom 1 – 3.6m x 2.89m (11' 10" x 9' 6") a rear aspect double room, pleasant views beyond neighbouring rooftops to the wooded slopes of Masson Hill and Bonsall Moor beyond.

Bedroom 2 – 4.14m x 3.03m (13' 7" x 9' 11") a larger double bedroom, front facing and with the airing cupboard to one corner.

Bedroom 3 – 2.5m x 2.56m (8' 3" x 8' 5") a front aspect single room with wall mounted cupboards and bulk head plinth.

OUTSIDE

Leading from the roadside, a block paved driveway provides car standing and leads along the side of the house where there is a **single garage** with up and over door, electric power and light. Adjacent to the driveway fronting the house is an attractive garden sheltered behind an iron fence. There is a central tree surrounded by a shaped lawn and well stocked herbaceous borders. The larger garden area is found at the rear where it is evident much time and pleasure has been spent over the years. The borders are planted with a range of shrubs, perennials and specimen trees, set around pathways and small lawns and also featuring seating areas and ornamental pond.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and uPVC double glazing. There is also the benefit of solar PV panels (tariff details not currently available). No test has been made on services or their distribution.

COUNCIL TAX – Band C

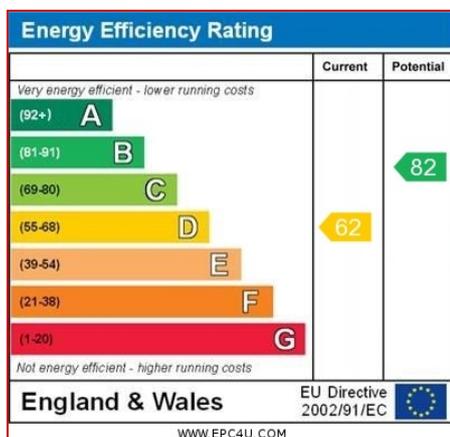
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

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 before turning next left onto Megdale. Follow the road round, down the hill along the flat then back up before locating Paxton Close on the left hand side. No. 3 can be found on the left, identified by the agents For Sale board.

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

Ref: FTM 9723

EPC GRAPH

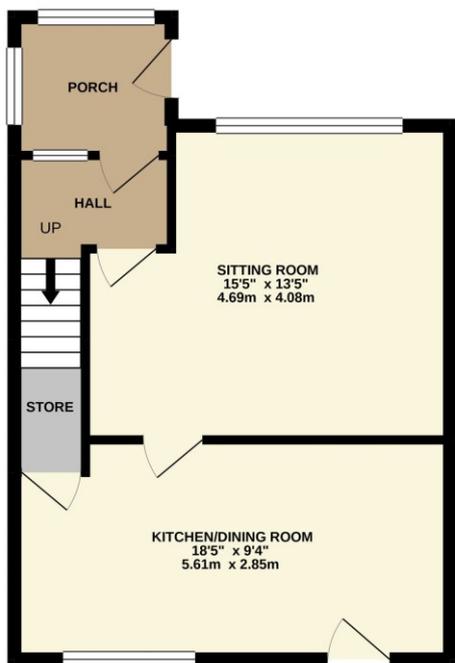


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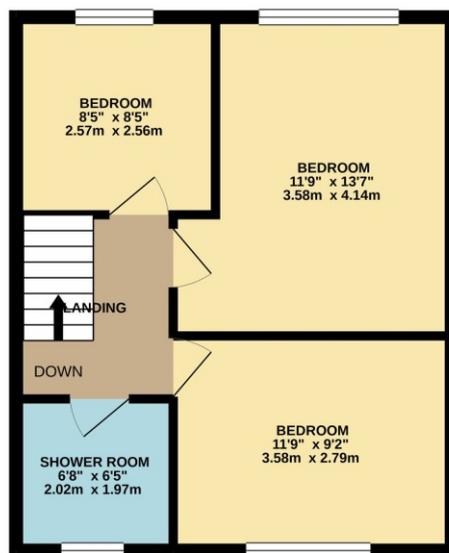
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FLOOR PLAN

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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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