

**84 RUTLAND STREET
MATLOCK
DERBYSHIRE DE4 3GN**



£180,000

An attractive stone built detached cottage in need of some updating.

Standing at the head of Matlock Bank around ½ a mile from Matlock's central shops and facilities, this attractive detached stone built cottage provides well proportioned accommodation to include three reception rooms, three bedrooms and two bathrooms. There is the benefit of a modest cottage garden, outside store and car standing. The property is in need of general cosmetic improvement and offers the opportunity to create a home of considerable character and charm.

Good road communications lead to the neighbouring towns of Bakewell, Chesterfield and Alfreton, whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance. The countryside delights of the Derbyshire Dales and Peak District are also close at hand.

- Attractive stone cottage
- In need of general refurbishment
- Close to Matlock town centre
- Well proportioned accommodation
- Three bedrooms
- Two bathrooms
- Two reception rooms
- Modest garden
- Detached outside store
- Car standing
- Viewing recommended to appreciate the potential



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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 panelled and glazed door opens to an **entrance lobby** which has an open aspect to a...

Living room – 4.30m x 4.10m (14' 1" x 13' 6") minimum, full height multi paned window to the front, small window to the rear and stairs leading to the first floor. There is a single ceiling beam and a feature stone fireplace with solid fuel grate. To one side access is gained to an...

Office / study – 2.92m x 2.27m (9' 7" x 7' 5") with range of built-in shelving and rear aspect window.

Dining kitchen – 4.31m x 3.33m (14' 2" x 10' 11") fitted with a range of cupboards, drawers and tiled work surfaces, together with sink unit, gas hob and under counter electric oven. There are two ceiling beams and multi paned window to the front.

Sitting room – believed to be an extension to the original house with multi paned window and external door from the cottage gardens at the front.

Shower room – fitted with a walk-in shower cubicle, low flush WC and wash hand basin. A built-in cupboard houses the gas fired combination boiler.

From the living room, stairs rise to the first floor **landing** with doors off to...

Bedroom 1 – 4.22m x 2.40m (13' 10" x 7' 11") with windows to the front and side.

Bedroom 2 – 3.20m x 3.20m (10' 6" x 10' 6") with built-in cupboard, window to the front and built-in storage.

Bathroom – fitted with a coloured suite to include panelled bath, pedestal wash hand basin, low flush WC and bidet.

Bedroom 3 – 3.38m x 2.60m (11' 1" x 8' 7") with front facing window.

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OUTSIDE

To the front of the cottage, a modest garden with borders and trellis planting. There is a small area of hard standing and a detached stone built **store**.

TENURE – Freehold.

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 D.

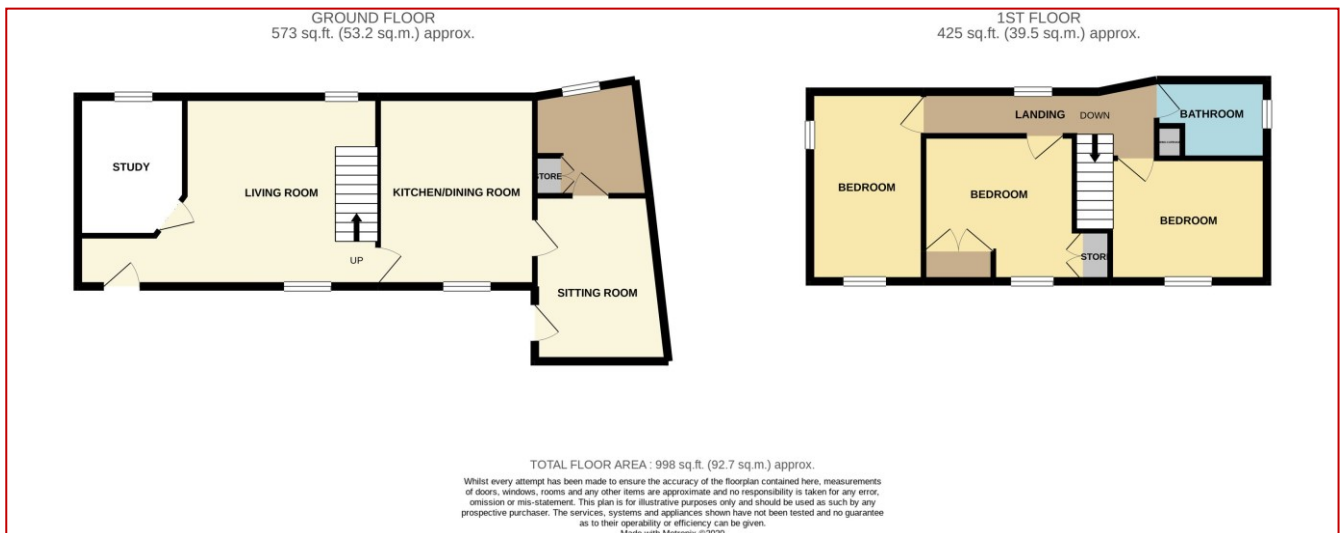
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Bank Road rising out of the town and after approximately a quarter of a mile, 84 Rutland Street can be found on the right hand side (just before you enter into Wellington Street) identified by the Agent's For Sale board.

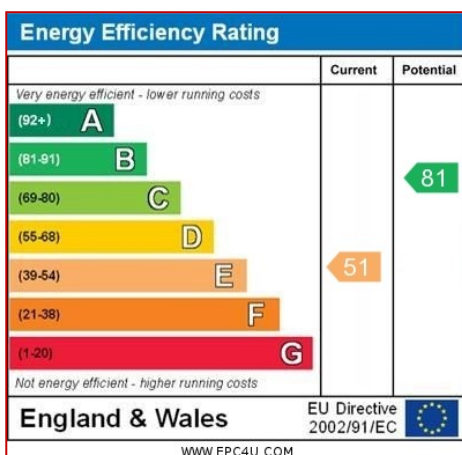
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9772

FLOOR PLAN



EPC GRAPH



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