

**1 LUMSDALE CRESCENT  
MATLOCK  
DERBYSHIRE DE4 3EX**



**O A £180,000**

**A superbly presented four bedroom semi-detached house.**

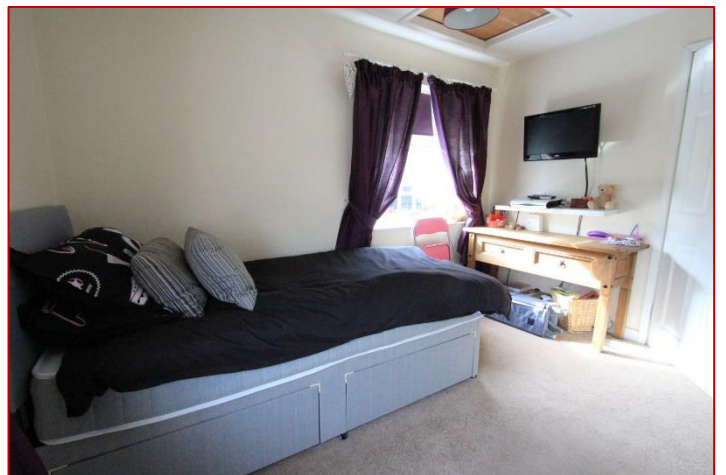
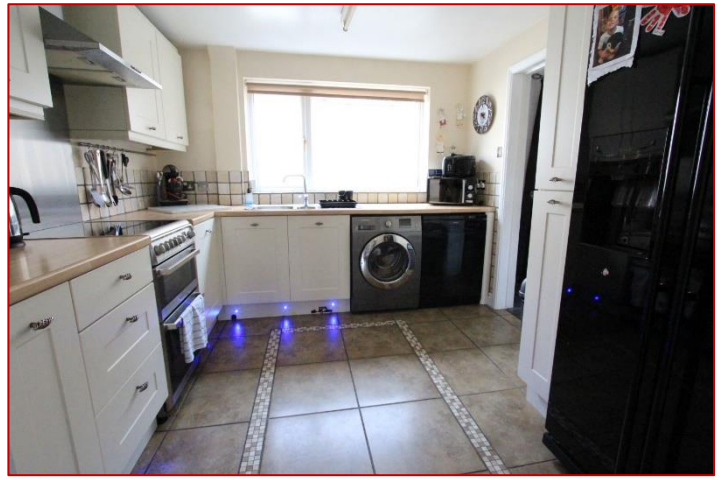
Standing within an established residential location, this traditional semi-detached home provides well proportioned four bedroom accommodation, all of which is upgraded, refurbished and presented to an excellent, modern style. An open plan living room features a central log stove, an adjoining workshop provides excellent additional space whilst externally there is parking for three cars and similarly well finished gardens, all landscaped for ease of maintenance.

There is the added advantage of UPVC double glazing, gas fired central heating and the efficiencies of solar PV panels. A closer inspection is strongly recommended to fully appreciate the merits of this affordable family home.

Matlock's town centre facilities lie less than one mile away and there is ready access to nearby schools. Good road communications lead to the neighbouring centres of employment to include Chesterfield, Bakewell and Alfreton whilst the delights of the Derbyshire Dales countryside is also close at hand.

- Superbly presented property
- 4 bedrooms
- Established residential location
- Open plan living room with central log stove
- Adjoining workshop
- Parking for 3 cars
- Luxurious bathroom
- Landscaped gardens
- Viewing highly recommended

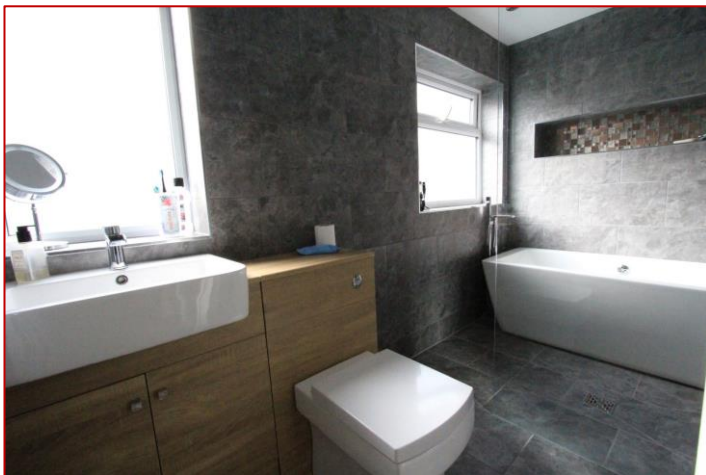




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## ACCOMMODATION

A UPVC double glazed front door opens to a:

**Reception Hall/Play Room** – 3.25m x 3.27m (10' 7" x 10' 7") overall, the measurements including stairs which rise to the **first floor** and void beneath which has been created into a pet shelter or play pen and equally offers useful storage. There is a window to the side lending light to the **workshop** and built in storage which conceals electric meters, solar panel box and the gas fired combination boiler which serves the central heating and hot water system. There are two lattice work covers to the radiators, a grey tiled floor and doors leading off to the **kitchen** and **sitting room**.

**Fitted Kitchen** – 3.43m x 2.94m (11' 3" x 9' 6") fitted with a good range of modern cupboards and drawers plus wood block effect work surfaces which integrate a 1½ bowl stainless steel sink unit. There is a position for an automatic washing machine and dishwasher, electric cooker point with stainless steel splash back and extractor canopy above. Cupboards are also positioned around a space for an American style fridge freezer and the room is finished with a ceramic tiled floor, chrome ladder radiator, rear aspect window and double glazed door to/from the workshop at the side of the house.

**Sitting and Dining Room** – 6.83m x 3.88m (22' 4" x 12' 7") adapted to provide full length living with ample space to create a dining area, part separated by a central solid fuel stove which provides excellent room heat and a stylish feature to the room. The room is finished with wood grain laminate flooring and has the benefit of broad windows to the front and rear.

From the hall, stairs rise to the first floor **landing** and to:

**Bedroom 1** – 3.35m x 3.33m (10' 10" x 10' 9") the shorter measurement not including the range of built in full width wardrobing. A good double bedroom with broad front aspect window giving a pleasant outlook beyond neighbouring roof tops towards the hillside rising to Riber Castle.

**Bedroom 2** – 3.45m x 3m (11' 3" x 9' 8") a rear facing double bedroom.

**Bedroom 3** – 2.5m x 2.5m (8' 2" x 8' 2") with rear aspect window facing the patio terrace.

**Bedroom 4** – 3.33m x 2.4m (10' 9" x 7' 9") minimum, with windows to the front and side and including a built in storage cupboard set above the stair well.

**Luxury Bath and Shower Room** – stylishly finished with a luxurious feel. The room is fully tiled to the floor and walls in a wet room style with a glazed shower screen separating a contemporary shower unit and freestanding double end bath with separate floor standing and waterfall tap with pencil shower attachment. The low flush WC and vanity wash hand basin are fitted within wood grain effect cabinets. Grey vertical hung radiator with mirror and two obscure glazed windows.

## OUTSIDE

To the front of the property, a full width block paved driveway provides car standing for up to three vehicles side by side. To one side there is access to the:

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**Workshop Store** – 4.92m x 3.5m (16' 1" x 11' 5") of lean-to design and with UPVC double glazed window and door allowing access to the front. There is a similar door to the rear and, to one corner, a WC.

The rear gardens are well landscaped for ease of maintenance. The rear yard, adjacent to the house, is presently separated to provide a dog run. Steps rise to a stone paved patio garden secured on two sides by glass and steel balustrade with fenced boundaries fitted with paved seating and shrub borders. To one corner, a substantial **wooden store** provides a dry shelter, play room or workshop. There is the benefit of electric, power and light.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. There is the added benefit of Solar PV panels, further details of the tariff and energy saving benefits are available from the vendor. No test has been made on services or their distribution.

**COUNCIL TAX** – Band B.

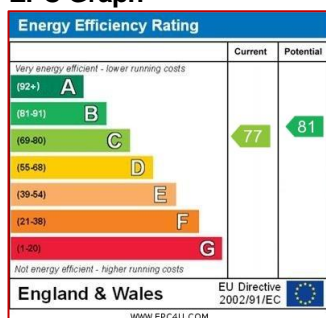
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Causeway Lane before turning second left into Steep Turnpike. Rise up the hill and turn right at the top onto Chesterfield Road. Turn second left onto Lynholmes Road and continue to its end. On reaching the junction with Hurst Rise turn left and follow the road up and around the left hand bend and as the road levels out, locate the second turn left into Lumsdale Crescent. Follow the road towards its end and No. 1 can be found as the last property on the right hand side identified by the Agent's For Sale board.

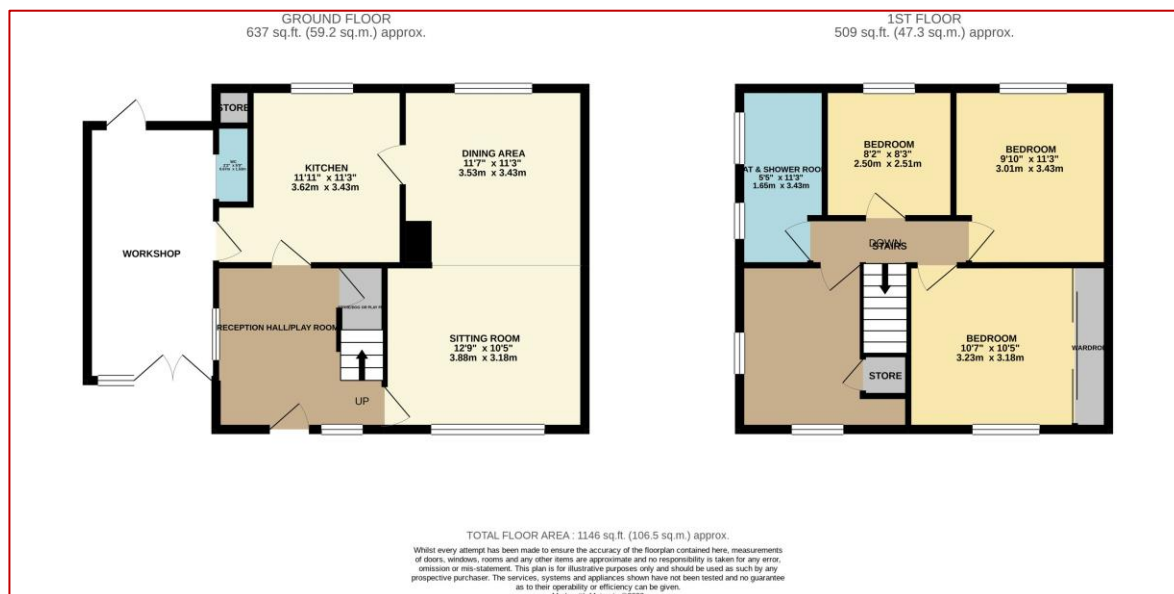
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9851

#### EPC Graph



#### Floor Plan



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