

**36 BARLEY WAY
MATLOCK
DERBYSHIRE DE4 3TQ**



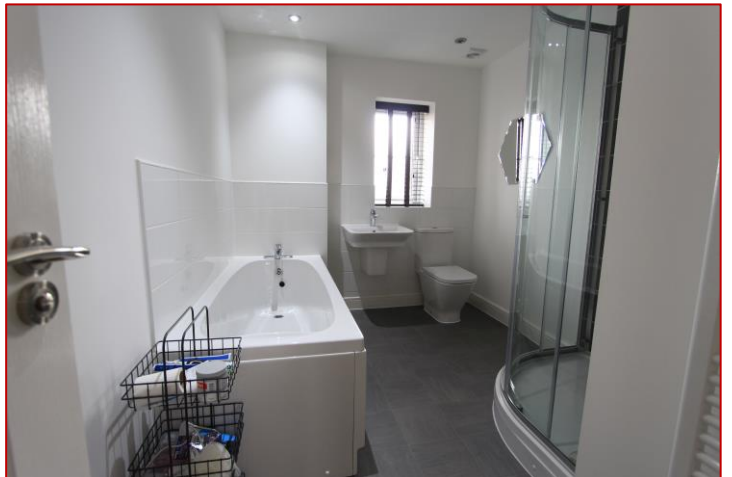
O A £410,000

A nearly new four bedroom detached house within the highly regarded Treetops development by William Davis.

Built in October 2018 as part of the William Davis Treetops development, this modern generously proportioned home provides excellent family living space including four bedrooms, two bathrooms, two reception rooms and an open plan dining kitchen together with downstairs cloak room and utility. Standing to a corner plot, the gardens are larger than often found in modern homes and there is the benefit of a single garage plus side by side parking for two cars. The home is built with all modern convenience to include UPVC double glazing and gas fired central heating.

The development has fast become a well regarded location in the town, around half a mile from the central shops and amenities and handy for nearby County Hall, primary and secondary schooling. Equally handy are local walks through Lumsdale, Matlock and Tansley Moor and to the wider delights of the surrounding Derbyshire Dales and Peak District countryside. Good road communications provide commuter access to the neighbouring towns of Bakewell, Chesterfield and Alfreton together with the cities of Sheffield, Derby and Nottingham.

- 4 bed detached property
- Part of William Davis Treetops development
- 2 reception rooms
- 2 bathrooms
- Open plan dining kitchen
- Utility room
- Corner plot
- Single garage
- Parking for two cars
- Good sized gardens
- Well regarded location
- Viewing highly recommended



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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

Sheltered beneath a broad open porchway, a UPVC double glazed door opens to a **central hallway** finished with woodgrain vinyl floor covering and ribbed matting by the entrance. Stairs rise to the **first floor** with an open void beneath and a walk-in **coat** and **boot store**.

Cloak Room fitted with a low flush WC and wall hung wash hand basin, ceiling mounted extractor fan and similar wood grain effect floor.

Sitting Room – 3.80m x 4.83m (12' 5" x 15' 10") a dual aspect room enjoying excellent natural light and accessed off the hallway. There are fitted wooden blinds to the front and double glazed French doors which open to the paved patio and gardens.

Study – 2.95m x 3.02m (9' 8" x 9' 11") with front facing window with similar contemporary wooden blinds.

Dining Kitchen – 4.45m x 4.85m (14' 7" x 15' 11") a generously proportioned all day living space and hub of the house. There are windows to three elevations, the side facing windows with views to Riber Castle, the rear overlooking the gardens and full height glazed windows either side of similar French doors which open to the patio. The kitchen is extensively fitted to two walls with gloss white laminate faced units and granite effect work surfaces which incorporate a 1½ bowl stainless steel sink unit. There is a five ring stainless steel gas hob with glass splashback and similar extractor canopy above. Other integral appliances include eye level oven and grill, dishwasher, fridge and freezer. A continuation of the woodgrain flooring runs throughout the kitchen and into the adjoining:

Utility Room – 1.93m x 1.81m (6' 4" x 5' 11") with similar fitted low level cupboard and work surface, plumbing for an automatic washing machine, side facing window and a wall mounted gas fired boiler which serves the central heating and hot water system.

Returning through the central hall, stairs rise to the first floor **galleried landing** having access to the **roof void** and a built in store which houses the substantial pressurised hot water cylinder.

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Master Bedroom 1 – 3.80m x 4.83m (12' 5" x 15' 10") a dual aspect double bedroom with windows to the front and rear. Two full height built in wardrobes and door to an:

En-Suite Shower Room with wall hung wash hand basin, low flush WC and walk in shower cubicle with bi-fold screen, chrome thermostatic shower and contrasting full height ceramic tiling in grey.

Bedroom 2 – 4.45m x 2.60m (14' 7" x 8' 6") with windows to each side, the southerly aspect providing improved views of the slopes which rise to Ribber Castle above the town. Each window has fitted blinds and there is a full height built in double wardrobe.

Family Bath and Shower Room fitted with a four piece suite to include wall hung hand basin, low flush WC, panelled bath and separate corner shower cubicle with a sliding curved screen, thermostatic shower and similar ceramic tiling in grey. With ceiling mounted extractor fan and white ladder radiator.

Bedroom 3 – 2.95m x 2.00m (9' 8" x 6' 7") a south facing single bedroom with fitted wooden blinds and views beyond neighbouring rooftops towards Ribber, High Tor and Cromford Moor.

Bedroom 4 – 2.95m x 2.83m (9' 8" x 9' 3") a front facing double room with fitted blinds.

OUTSIDE

The house stands to a good sized corner plot where the larger garden area is found at the rear, all being sheltered within attractive brick boundary walls from the roadside. The garden is principally laid to grass with perimeter paved pathways and a broad patio which lies adjacent to the kitchen and sitting room.

Beyond the garden there is side by side parking for two cars and access to a **single garage** with up-and-over door, electric, power and light. The garage forms part of the Coach House building which includes neighbouring garages and an apartment at first floor level.

To the front of the house, an attractive garden is sheltered within a shrub hedge boundary.

TENURE – The house is freehold. The garage is leasehold, being part of an adjacent building and held under a 999 year lease with separate title.

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.

The property was constructed in October 2018 and has the added benefit of a NHBC guarantee for the remaining eight years.

COUNCIL TAX – Band E.

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.

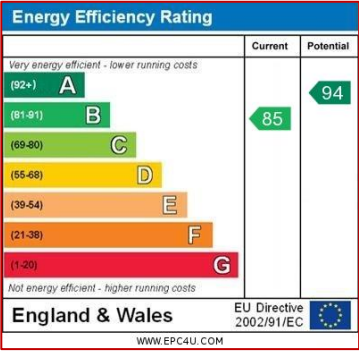
DIRECTIONS – From Matlock Crown Square take Causeway Lane and, at the mini roundabout, take the first left into Steep Turnpike. Rise to the top of the hill and bear left on to Chesterfield Road. Continue to the Duke of Wellington cross roads, turn right on to Asker Lane and right again on to Treetops. At the following junction, turn left on to Barley Way and follow the road around to the right. The property is 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: FTM9868

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EPC Graph



Floor Plan

