

**MEADOWCROFT
13 ASKER LANE
MATLOCK
DERBYSHIRE DE4 3FY**



O A £500,000

A generously proportioned four bedroomed detached home enjoying a good sized corner plot with double garage, large landscaped gardens, all set within a highly favoured edge of town location.

Believed to have been built in the 1960s and standing to a well regarded address around one mile from Matlock's town centre, this substantial modern home provides spacious family living. The accommodation has been extended and updated through the years and finished to a pleasing standard throughout. A corner garden plot provides ample car standing, attractive landscaped gardens to both front and rear, the rear garden being generous in size to include patios, BBQ area and summer house. A double garage provides excellent storage, workshop and hobby potential.

- 4 bed detached property
- Good sized corner plot
- Double garage
- Ample car standing
- Large landscaped gardens
- Edge of town location
- Spacious family living
- Nearby schooling
- Viewing highly recommended

Standing on the outskirts of the town, handy for nearby secondary and primary schooling, Matlock's town centre amenities lie approximately one mile away. Good road communications also lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. Nearby walks provide access to the historic Lumsdale, Tansley and Matlock Moors whilst the wider delights of the Derbyshire Dales and Peak District are all close at hand.



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ACCOMMODATION

Enclosed with UPVC double glazing adjacent to the front door, the entrance opens to a:

Reception Hall – 4.28m x 3.9m (14' x 12' 8") measured overall creating a welcoming reception and circulation space. The hall is finished with oak parquet flooring and stairs lead off to the **first floor** with a useful storage cupboard beneath.

Cloak Room with a continuation of the herringbone parquet floor and includes a low flush WC and rectangular wash hand basin set to a built in cabinet and mosaic tiled splashback.

Dining Kitchen – 5.3m x 4.8m (17' 4" x 15' 7") maximum. A generous space with ample room for occasional dining and the benefit of a walk-in **pantry store** with extensive shelving and UPVC obscure glazed window. The main kitchen area is fitted with an extensive range of pine fronted cupboards and drawers, complemented by black granite work surfaces which are set around a 1½ bowl sink unit. There is a range style cooker, extractor fan, integral dishwasher, fridge and washing machine. The kitchen incorporates a single storey extension on the garden side with velux roof lights allowing excellent natural light plus a UPVC double glazed window and door providing external access. There is a hardwood panelled floor with electric underfloor heating and door opening directly to the **double garage**.

Sitting Room – 4.67m x 4.24m (15' 3" x 13' 9") featuring a broad UPVC double glazed window to the front which commands superb views across, and almost due south, towards High Tor and Bolehill along the valley. There are ceiling and wall light points and as a focal point to the room, a substantial fireplace surrounds an ornate cast inset with solid fuel grate and polished marble hearth. Concealed sliding glazed doors open to the:

Dining Room – 3.73m x 3.64m (12' 2" x 11' 9") an excellent formal dining room and extended family living space adjoining the sitting room. There are ceiling and wall light points and broad window to the side.

From the reception hall, stairs wind to a spacious **galleried landing**, an excellent hobby or play space and featuring built in cupboards with plinth above. There is access to the **roof void** and doors leading off to:

Bedroom 1 – 4.67m x 4.24m (15' 3" x 13' 9") overall, the measurements including the range of full width and height built in wardrobes providing excellent modern storage and which is complemented by matching glass top dressing table with drawers. This is an excellent double room which, again, enjoys southerly views to the front with Riber Castle notably perched on the horizon.

Bedroom 2 – 3.75m x 2.73m (12' 3" x 8' 9") with wood grain laminate flooring and window to the rear overlooking the landscaped gardens.

Bedroom 3 – 3.75m x 3.63m (12' 3" x 11' 9") a third double bedroom with wood grain laminate floor, window to the side and built in storage.

Bedroom 4 – 4.95m x 2.42m (16' 2" x 7' 9") a well proportioned double or perhaps twin room with windows to the side and rear enjoying excellent natural light and views across the garden.

Family Bathroom fitted with an elegant suite to include a modern freestanding double end bath on ball and claw feet, pedestal wash hand basin and low flush WC. There is attractive limestone tiling to the floor (with electric underfloor heating) and walls, contemporary wall lighting above the bath and basin plus multi point low energy lighting to the ceiling. Built in storage is set below and above a woodblock vanity surface.

Shower Room a good sized, fully tiled wet room with contemporary overhead and pencil sprays with thermostatic control.

Off the landing, there is access to a walk in airing cupboard which houses the hot water cylinder, shower pump and controls.

OUTSIDE

A generous corner plot provides garden and grounds to three sides. The principal access is to the side of the house where a broad driveway provides car standing for several vehicles and access to the:

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Integral Double Garage – 4.95m x 4.7m (16' 2" x 15' 4") with remote control, up-and-over door, personnel door to the kitchen and window facing the garden. To one wall the gas fired condensing boiler which serves the central heating and hot water system.

The principal gardens are found at the rear which have been pleasantly landscaped to include gently tiered lawns, patio terraces and borders, all complemented by mature planting and bounded by maintained beech hedging which provides a degree of privacy and shelter. To one corner a substantial **summer house** and, at the centre, an ornamental fishpond.

The front garden has been recently landscaped for ease of maintenance with planting to deep borders set around a particularly attractive coloured stone terrace. Broad brick pathways lead from Asker Lane and from the drive at the side.

On the drive there is a coal store and log store and power points in the garden.

Note: within the lawn of the rear garden there is a locked inspection chamber for which Severn Trent Water Authority have an easement for access. We are informed by the sellers that there has been no need for access over the last 15 years at least.

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 E.

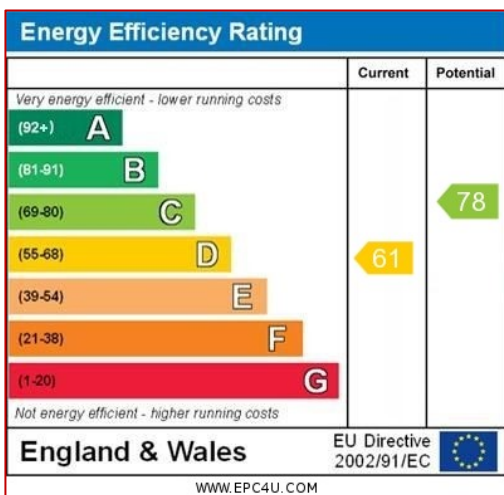
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane before turning left into Steep Turnpike. Rise to the top of the hill, turning left into Chesterfield Road. At the brow of the hill turn right into Asker Lane, proceed for around 50m and No. 13 can be found on the left hand side at the junction with Highfield Drive.

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

Ref: FTM9871

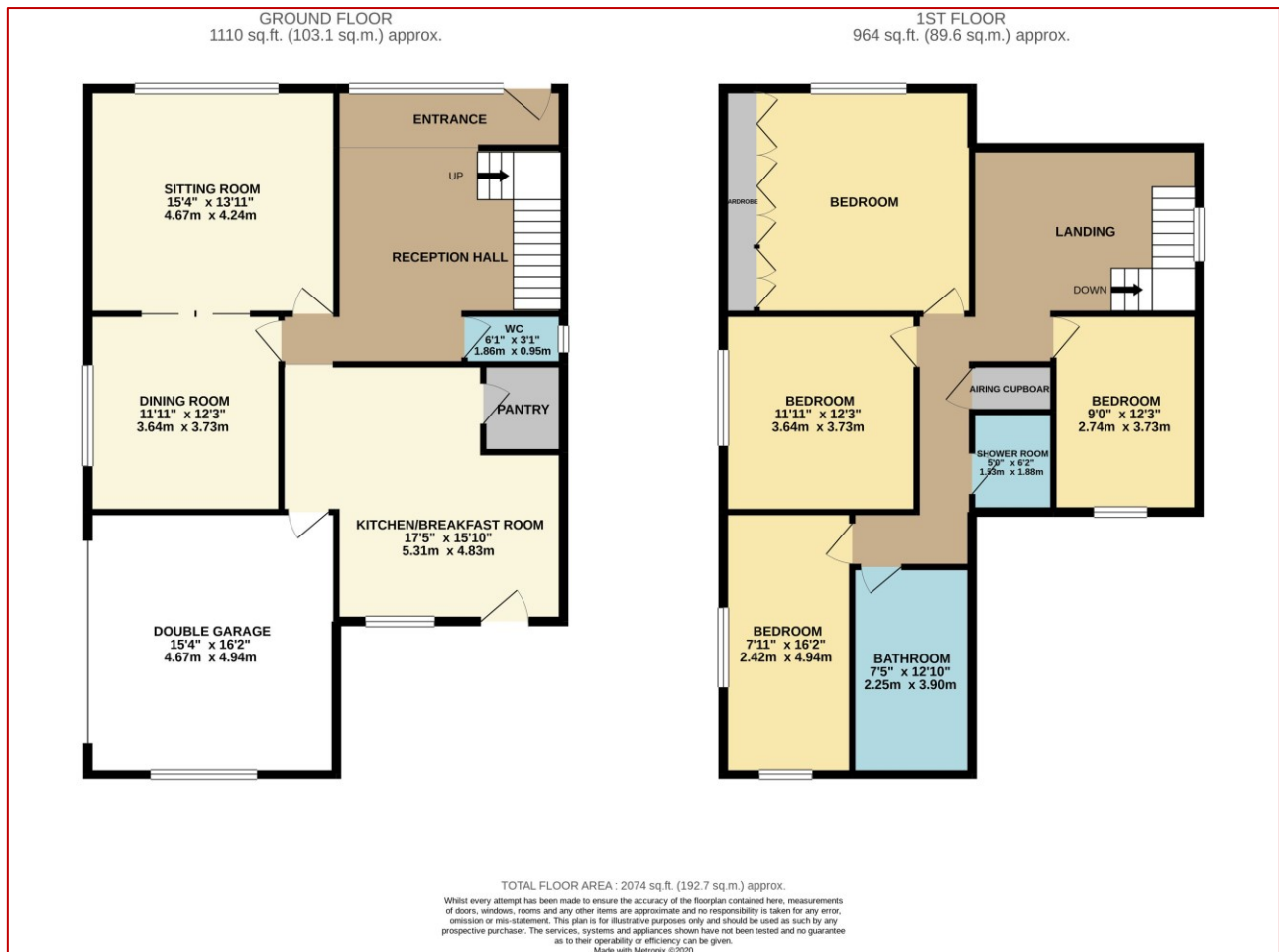
EPC Graph



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Floor Plan



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