

**28 MORLEDGE
MATLOCK
DERBYSHIRE DE4 3SD**



O A £339,000

Enjoying a highly sought after residential location, a modern four bedroom home with parking, garage and enclosed gardens.

Standing as part of the sought after Morledge development by William Davis, this well presented home was built around 2007 of brick beneath a slate roof, being detached at ground floor yet linked with an adjoining property at first floor level. The property is well maintained and finished to a pleasing modern style throughout and includes an open plan dining kitchen, spacious dual aspect sitting room along with an entrance hall, cloak room and utility room at ground floor level. The first floor provides four bedrooms and two bathrooms.

Morledge lies around one mile from Matlock's town centre shops and facilities and very close to the Arc Leisure Centre and playing fields. The recreational delights of the surrounding Derbyshire Dales and nearby Peak District countryside are also readily accessible and good road communications similarly lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Modern 4 bed home
- Highly sought after location
- Open plan dining kitchen
- Spacious dual aspect sitting room
- 2 Bathrooms
- Parking
- Garage
- Pleasant garden
- Viewing highly recommended



RICS

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ACCOMMODATION

Sheltered beneath an open porchway, the front door opens to an **entrance hall** from where stairs lead off to the **first floor** and there is access to a:

Cloak Room with low flush WC, pedestal wash hand basin and ceiling mounted extractor fan.

Sitting Room – 3.36m x 5.4m (11' x 17' 7") a generously proportioned family living space benefitting from good natural light with a front aspect window and glazed patio doors which open to the rear gardens. The room is well finished with a corniced ceiling, twin ceiling lights, wood grain effect laminate floor and as a focal point to the room an attractive cream fireplace with raised marble hearth and inset with a living coal gas fire.

Kitchen and Dining Room – 5.35m x 2.94m (17' 5" x 9' 6") measured overall. A full width room, again with good natural light through dual aspect windows. The dining/living area is half separated by a broad breakfast bar return from the kitchen work surfaces. There is an extensive range of fitted cupboards and drawers together with integral appliances which include eye level oven, grill and microwave, four ring gas hob with splash back and steel extractor above and dishwasher integrated beneath the stainless steel sink unit. There is combination lighting to the ceiling and a door leading off to the:

Utility Room – 2.2m x 2m (7' 2" x 6' 6") with similar floor mounted cupboards and work surfaces, stainless steel sink unit plus plumbing for an automatic washing machine. There is additional full height storage and, to one wall, a gas fired condensing boiler which serves the central heating and hot water system. A UPVC half glazed door opens to the rear patio and garden.

From the hall, stairs rise to a **galleried landing** at first floor level which has access to the **roof void** with drop down ladder, part boarded and with shelving. **Airing cupboard** with built in heater and doors leading off to the remaining rooms.

Master Bedroom 1 – 5.4m x 3.36m (17' 7" x 11') maximum, the room measured overall and including built in wardrobes.

En-Suite Shower Room fitted with a modern white suite to include low flush WC, wash hand basin set above low level cupboards and a double width walk-in shower cubicle with fixed, glazed screen and thermostatic mixer shower fitting. There is full height ceramic tiling to the walls and contrasting floor tiling, grey ladder radiator and electric shaver point. The ceiling is also dry boarded for ease of maintenance which is inset with downlighting and an extractor fan.

Bedroom 2 – 2.93 x 2.25m (9' 6" x 7' 4") the room is presently utilised for dressing and includes full width and full height built in wardrobes. A rear aspect window overlooks the gardens and gives a pleasant outlook beyond neighbouring rooftops towards Bonsall Moor on the left and to Stanton Moor in the distance straight ahead.

Family Bathroom fitted with a white suite to include low flush WC, panelled bath and wash hand basin set to a vanity surface and fitted cupboards. There is a shower over the bath, glass screen and towel radiator.

Bedroom 3 – 2.93m x 2.01m (9' 6" x 6' 6") with front facing window.

Bedroom 4 – 4.38m x 2.65m (14' 4" x 8' 7") a comfortable double bedroom which stands above the drive and has access to a separate **roof void**. Windows to the front and rear draw good natural light and there is similar views towards Stanton Moor in the west.

OUTSIDE

An attractive shaded forecourt garden is set within decorative railings and gateway leading from the roadside. A block paved drive leads to the side of the house (and beneath bedroom 4) providing car standing and access to a detached single:

Garage with up-and-over door, electric, power and light together with storage opportunities within the loft space.

The principal gardens lie at the rear of the house and which enjoy a pleasant south and westerly aspect. Paved patios lie adjacent to the house, the remainder is principally laid to lawn, gently sloping and surrounded by perimeter shrub borders. A separate decked terrace enjoys a secluded position at the rear of the garage.

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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 the A6 north proceeding for around one mile before turning right into Morledge (by the Premier Inn and Arc Leisure Centre). Rise up the hill to the following T junction before turning left. No. 28 can be found on the left hand side.

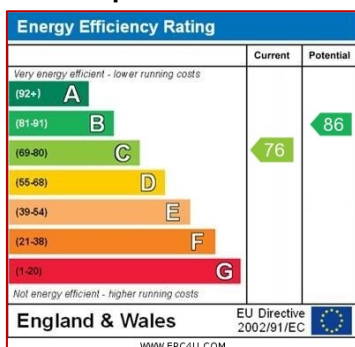
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9882

Floor Plan



EPC Graph



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