

**BIRCH GROVE
UPPER LUMSDALE
MATLOCK
DERBYSHIRE DE4 5LB**



O A £375,000

A detached and extended modern stone built bungalow standing in a well regarded backwater, on the fringe of the town.

Standing within the Bentley Brook conservation area, close to Lumsdale dams and falls and equally handy for Highfields School, this detached stone built bungalow offers a rare opportunity to create an individual quality home. The current accommodation is designed and adapted to provide residential care although further adaptation and cosmetic improvements would combine with the good sized garden plot, to provide a comfortable family home.

The property is well placed for access to numerous countryside walks from the doorstep whilst good road communications lead in and around the town with Matlock's town centre lying approximately one mile away. The neighbouring market towns of Chesterfield, Bakewell and Alfreton plus the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

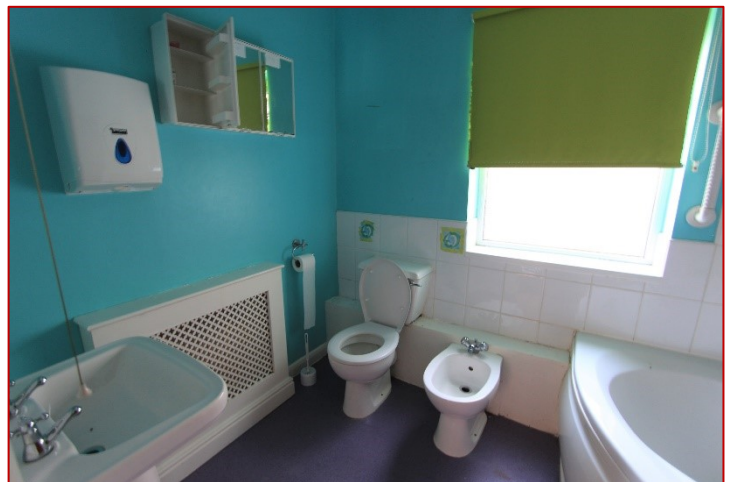
- Detached stone bungalow
- Well regarded backwater location
- Handy for Highfields School
- 4 Bedrooms
- Good sized garden plot
- Ample parking
- Viewing highly recommended



RICS

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ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

Entrance Hall

Sitting Room – 5.08m x 3.64m (16' 7" x 11' 9") with front aspect window and built in storage.

Inner Lobby – 2.34m x 2.43m (7' 7" x 7' 8") with built in storage and an open aspect to the adjoining:

Dining Room – 3.73m x 3.52m (12' 2" x 11' 5") with external door to the side and sliding patio doors allowing good natural light and access to the gardens.

Off the inner lobby a further door opens to the:

Kitchen – 3.06m x 2.43m (10' x 7' 10") fitted with a range of cupboards, work surfaces and sink unit.

Enclosed Hall accessed off the inner lobby and with doors leading off to:

Bedroom 1 – 4.27m x 2.88m (14' x 9' 4") with front facing window.

Bedroom 2 – 4.27m x 3.46m (14' x 11' 3")

Shower Room – 2.9m x 1.56m (9' 5" x 5' 1") fitted with a white suite.

Returning to the entrance hall, doors lead off to:

Bedroom 3 – 3.09m x 3.8m (10' x 12' 5") with windows to three elevations and positioned at the front of the building.

Bedroom 4 – 3.27m x 3.57m (10' 7" x 11' 7") with rear facing window and built in cupboard.

Bathroom fitted with a three piece white suite.

External access leads to the remaining accommodation which forms a wing to the side of the building.

Office – 2.71m x 2.72m (8' 9" x 8' 9") with external door and front aspect window. Separately accessed from the rear.

Boiler/Laundry Room – 2.71m x 3.32m (8' 9" x 10' 9") with a gas fired combination condensing boiler which serves the central heating and hot water systems.

WC with low flush WC and wash hand basin.

Utility Room – 2.71m x 2.83m (8' 9" x 9' 3") with a range of cupboards and work benching.

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OUTSIDE

The property stands to a well proportioned garden plot, which includes a deep forecourt which provides car standing for several vehicles. Banked gardens with mature planting follow the lane to the side whilst at the rear a good sized level garden stands within principally fenced boundaries, all enjoying a southerly aspect.

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.

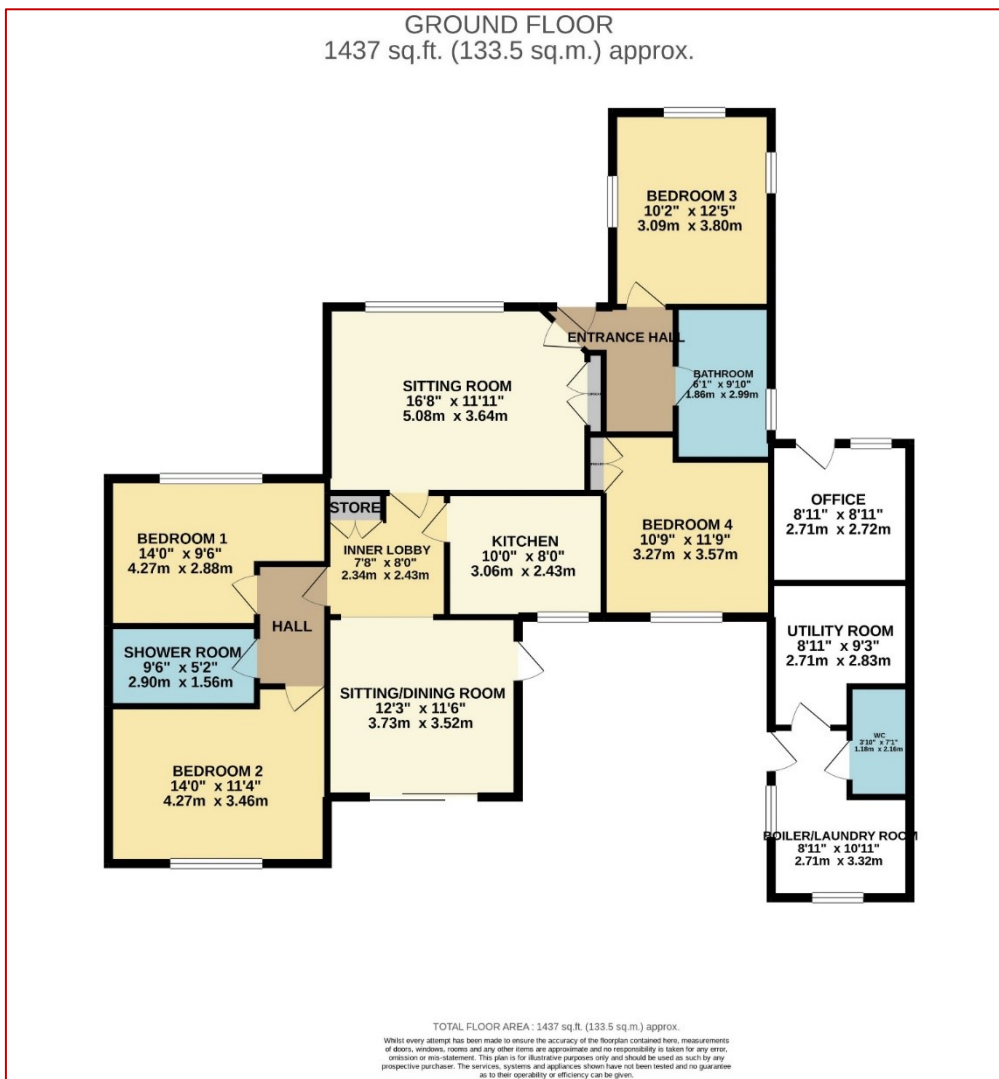
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Causeway Lane before turning second left into Steep Turnpike. Rise up the hill and at the following T junction bear left into Chesterfield Road. Continue rising, passed the Duke of Wellington public house and the pedestrian crossing. Turn next right onto Upper Lumsdale and follow the road to the fork and the property can be found identified by the Agent's For Sale board.

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

Ref: FTM9876

Floor Plan



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