

**3 LIMESTONE CROFT  
MATLOCK  
DERBYSHIRE DE4 3SW**



**O A £600,000**

**A high calibre five bedroom detached home, boasting the sought after qualities of a prime location, spacious accommodation and a superior modern finish.**

Built in 2014 as part of an exclusive town fringe cul-de-sac development, which benefits from convenient access to the town's facilities, and is equally well placed for exploring the delights of the neighbouring countryside. The house is stone built beneath a slated roof and incorporates elegant cut stone detail and a double fronted design. Particularly spacious accommodation spans three floors and features high ceilings, a quality finish and modern style throughout the versatile accommodation which includes a large living kitchen, three reception rooms, five bedrooms and four bathrooms. Oak floors and doors, granite work surfaces and stylish bath and shower rooms, highlight the quality throughout. Externally landscaped gardens are well stocked and complemented by a detached double garage and driveway parking.

There are open views to the hillsides which make up the Derwent Valley whilst, less than half a mile from Matlock's town centre, there is limited passing traffic whilst the local road network provides good road communications to the neighbouring market towns of Bakewell, Chesterfield and Alfreton. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance and the delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Superior modern detached home
- 5 bedrooms
- 4 bathrooms
- 3 reception rooms
- Superb living kitchen
- Views
- Double garage
- Prime location





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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.





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## ACCOMMODATION

A panel effect and part glazed front door, in cream, opens to a **reception hallway** where the modern style and elegant proportion of the house is first seen and which continues throughout. There is an engineered oak plank floor, corniced ceiling, stairs rising to the **first floor** with useful cupboard beneath. There are oak veneered internal doors which lead off to the ground floor accommodation.

**Cloak Room** with low flush WC and wall mounted wash hand basin. There is contrasting ceramic tiling to the walls and floor, chrome ladder radiator, high level extractor fan and obscure glazed window.

**Living Kitchen** – 7.93m x 4.2m (26' x 13' 10") maximum. A particularly spacious room with windows to three elevations, the rear allowing delightful views beyond the gardens towards Oker hill and Stanton Moor along the valley to the west. Finished in a contemporary style with high gloss laminate faced cupboards and drawers complemented by black granite polished work surfaces and a similar island unit which provides a breakfast bar facility with integral induction hob with steel extractor canopy which is suspended from the ceiling and integral dishwasher. There is a 1½ bowl stainless steel sink unit, space for an American style fridge freezer together with an integral double oven, microwave and warming drawer together with polished limestone floor, vertical hung radiator, multi-point low energy down lighting and corniced ceiling.

**Utility Room** – 2.6m x 1.62m (8' 7" x 5' 4") similarly finished to the kitchen with modern cupboards, black granite work tops and a stainless steel sink unit. With plumbing for an automatic washing machine, tumble drier vent and concealed to one cupboard is the gas fired combination condensing boiler which serves the central heating and hot water system. A part glazed door provides access to the gardens.

**Sitting Room** – 5.1m x 4.1m (16' 7" x 13' 4") with a continuation of the oak plank flooring from the hallway, corniced ceiling, combination ceiling and wall light points and as a focal point to the room, a contemporary glass fronted wall mounted fire with feature chimney flue and living flame logs. A pair of fully glazed French doors allow excellent natural light, access to the patio gardens and with similar far reaching views along the wooded slopes which rise above the Derwent Valley to the north and west.

**Living Room** – 3.7m x 3.1m (12' 2" x 10' 2") front facing room providing useful play or study area. Again, with oak floor and corniced ceiling.

**Study** – 2.4m x 2m (7' 11" x 6' 7") useful ancillary space whether used as a formal study or boot room. With similar oak floor and front facing window.

From the reception hall, stairs rise in a dog leg fashion to the first floor **landing** and to one end including a **walk-in store** housing the substantial **unvented** hot water tank and offering useful space for linen storage and drying.

**Master Bedroom Suite 1** incorporating a sleeping area, dressing room and shower room as follows:

**Bedroom Area** – 3.8m x 3.6m (12' 6" x 11' 10") a generous double bedroom with views to the front looking to the neighbouring fields above the garage roof top. An open doorway leads through to the:

**Dressing Room** – 4.2 x 2.2m (13' 10" x 7' 3") overall. Incorporating one triple and two double wardrobes, full height with sliding doors, an obscure glazed window to one side, corniced ceiling continue from the main bedroom and door opening to a:

**Shower Room** – 3.6m x 1.4m (11' 10" x 4' 8") with contrasting gloss ceramic tiles to the walls and floor and being fitted with his and hers sink units set above a deep drawered cabinet, low flush WC and double width walk in shower cubicle with fixed, glazed screen and dual head mixer shower. Chrome towel radiator, extractor fan and views to the rear.

**Family Bathroom** – 2.6m x 2.6m (8' 7" x 8' 7") fitted with a white suite to include double ended bath with mixer taps and pencil spray, his and hers vanity wash basins with similar deep drawered storage beneath and a low flush WC. With high gloss grey tiling to the floor and mosaic tiling to the walls, chrome ladder radiator, vanity mirror and lighting, electric shaver point and extractor fan.

**Bedroom 2** – 5.1m x 3.8m (16' 7" x 12' 5") maximum. An L shaped room of generous double proportion with views across neighbouring roof tops and to the adjoining fields.

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**Bedroom Suite 3** – 5.1m x 3.9m (16' 7" x 12' 8") to the principal bedroom area. Again being a generous double room enjoying far reaching views to the rear across the nearby wooded hills surrounding the valley and deep into the Peak District to the north.

**En-Suite Shower Room** with double width walk-in shower cubicle having glazed screen and dual shower sprays, vanity wash hand basin, low flush WC, chrome ladder radiator, ceramic tiling to the walls and floor and extractor fan.

From the first floor landing, stairs continue to the **second floor galleried landing**, the balustrade featuring a varnished pine hand rail above painted barley twist spindles. There is ample room on the landing for occasional furniture creating a pleasant sitting or study area with Velux roof light to the front. There are two **built in cupboards** and doors off to:

**Bedroom 4** – 4.7m x 4.1m (15' 4" x 13' 4") maximum. A good double bedroom, again enjoying excellent natural light with two Velux roof lights to the rear and a third window in the gable wall with field views to the side.

**Shower Room** fitted with white suite to include low flush WC, wash hand basin and corner shower cubicle with dual head mixer shower fitted. Chrome ladder radiator, electric shaver point, ceramic tiling to the walls and floor and Velux roof light.

**Bedroom 5** – 4.7m x 4.2m (15' 4" x 13' 7") maximum. With two Velux windows to the rear, one to the front and traditional window to the gable which gives differing views across the town towards Farley and Hallmoor Wood to the north.

## **OUTSIDE**

The house is situated to one end of the cul-de-sac from where access leads to a block paved double drive which provides side-by-side parking and access to a:

**Detached Double Garage** with single broad remote control up-and-over door, security alarm, electric power and light. There is useful storage at **first floor** level with ladder access.

At the rear of the property, attractive and well stocked gardens include a stone paved patio adjacent to the house with raised shrub borders which provide colour and interest throughout the year together with a degree of privacy and shelter. To a slightly lower level is a lawned garden with fence boundaries, the whole area offering excellent space for family recreation. Paths lead to each side and front of the house which is sheltered behind low stone walls and steps which lead from the driveway.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and sealed unit double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band F.

**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.

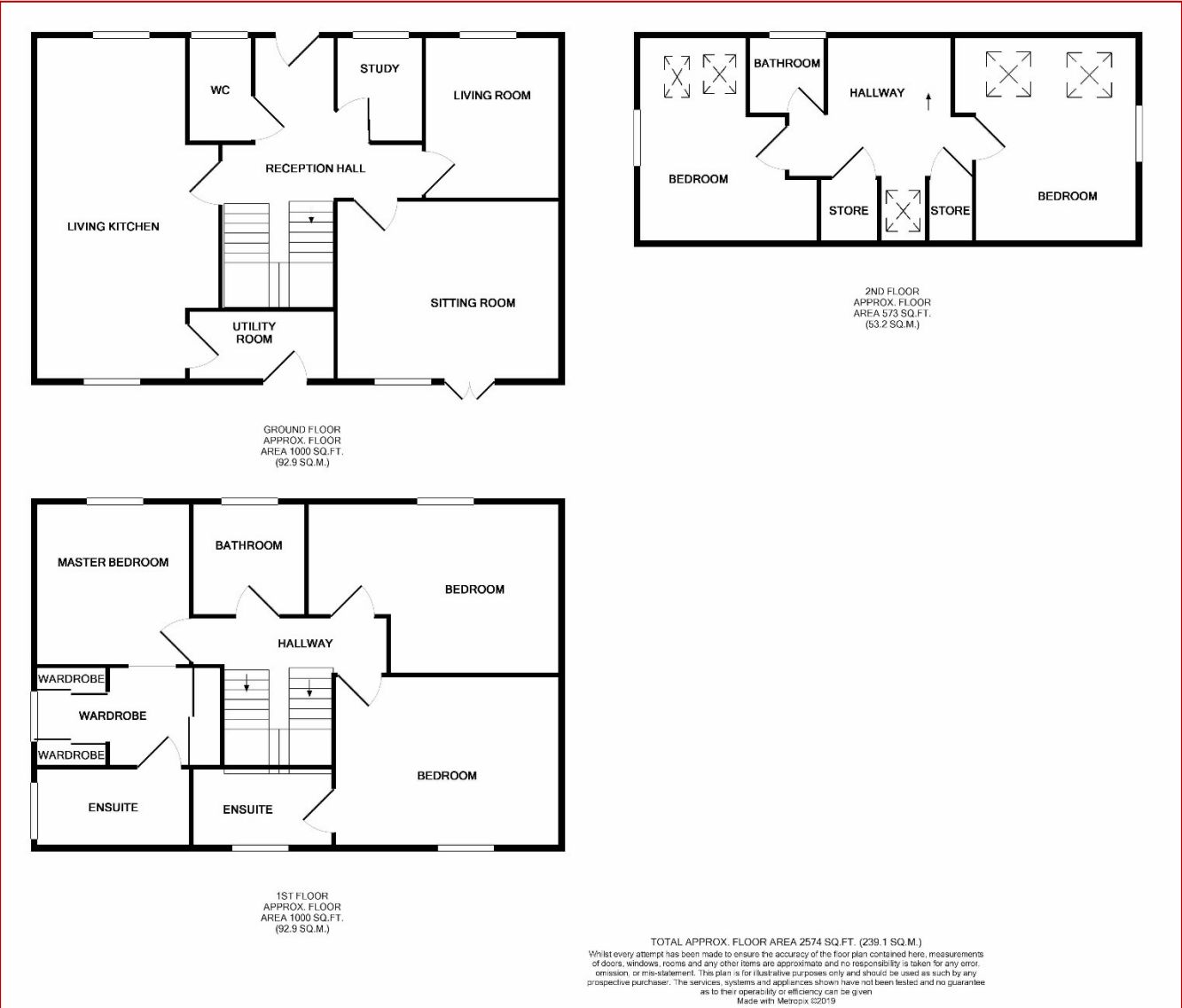
**DIRECTIONS** – From Matlock Crown Square, take the A6 Bakewell Road before turning left at the first island. At the traffic lights turn right (towards Sainsburys) then right again (before the petrol station). Rise to the top of the hill before turning left onto Snitterton Road. Limestone Croft can be found on the left hand side after approximately 200m. No. 3 can be found following the road around to the left.

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

**Ref: FTM9634**

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Floor Plan



EPC Graph

