

**VINE HOUSE
16 SCHOOL ROAD
MATLOCK
DERBYSHIRE DE4 3DS**



Offers Over £250,000 No Chain

An elegant four bedroom period town house with garage/workshop and garden, offering potential for cosmetic updating.

Set back from the main roadside around half a mile from Matlock's central shops and facilities, this traditional stone built town house provides quite spacious family accommodation. With accommodation across three floors plus a useful cellar, the house is in need of general updating and enjoys the benefit of modern double glazing and gas fired central heating. There is the rare advantage of an attractive garden and decked terrace set above a garage workshop offering excellent storage and ancillary space. A closer inspection is recommended.

Being conveniently located for the town's amenities, County Hall is nearby as is well respected primary schooling. Good road communications lead to the neighbouring towns of Chesterfield, Alfreton and Bakewell and to the delights of the surrounding Derbyshire Dales and Peak District countryside.

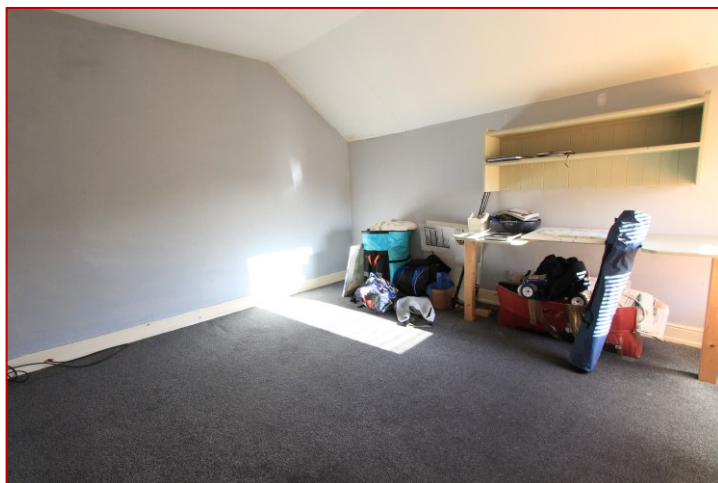
- Elegant four bedroom period town house
- Spacious family accommodation
- Convenient location
- Useful cellar
- Scope for general cosmetic updating
- Double glazing
- Gas fired central heating
- Attractive garden
- Garage/workshop
- Viewing recommended
- No Chain



RICS

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ACCOMMODATION

A traditional four panelled door with glazed fan light, opens to an **entrance vestibule** with Minton tiled floor around a central mat well. A second door, with coloured leaded glass lights, leads to an **entrance hall** with built in storage cupboards, stairs leading off to the **first floor** and access to the remaining ground floor accommodation.

Sitting Room – 4.55m x 3.4m (14' 9" x 11' 1") maximum, the longer measurement including the front facing square bay window which allows good natural light. As a focal point to the room, a period solid fuel fireplace with tiled cheeks and painted surround. The majority of the floor includes pine boards and there remains the ceiling cornice and centre rose to the high ceilings.

Dining Room – 3.55m x 2.84m (11' 6" x 9' 3") accessed from the kitchen through an open doorway with windows to two elevations. There is an oak boarded floor and display recess to the chimney breast.

Kitchen – 4.51m x 3.14m (14' 8" x 10' 3") overall. Fitted with a range of painted cupboards beneath wood block work tops and a range style cooker position within the period stone fire surround. The room is finished with a ceramic tiled floor, a rear facing window provides a pleasant outlook across the gardens and beyond and a back door gives external access. A stripped pine door opens to stairs which descend to the:

Cellar accessed via a flight of stone steps and positioned beneath the kitchen. There is a high level window, electric power and light together with a tiled floor with drain to one corner.

From the entrance hall stairs, with mahogany balustrade, rise to the first floor **landing** with built in storage cupboards and doors leading off to:

Bathroom fitted with a modern white suite to include panelled bath with shower above, pedestal wash hand basin and low flush WC. There is a chrome ladder radiator, complementary tiling and two windows facing the rear with views beyond neighbouring rooftops across the town and valley.

Bedroom 1 – 3.58m x 4.6m (11' 7" x 15' 1") a front aspect double bedroom with a second window to the side, again providing good natural light.

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Bedroom 2 – 3.55m x 2.8m (11' 6" x 9' 2") a smaller single room with rear aspect window.

A further flight of stairs lead from the landing winding to the **second floor** where the **landing** incorporates a low void with roof light, built in store and with doors leading off to:

Bedroom 3 – 4.68m x 3.65m (15' 4" x 11' 10") a full width double bedroom with front facing window and roof light.

Bedroom 4 – 3.55m x 3.4m (11' 6" x 11' 1") a fourth double bedroom with rear aspect window and aspect to the roof void.

OUTSIDE

To the front of the house, a gravelled forecourt is set behind a low stone wall topped with iron railings. Gateways lead to the front and side and the larger gardens which can be found at the rear. There is an area of yard and patio, modest lawned garden with water feature and steps which gently rise to a wooden decked terrace situated above the garage and well positioned with a south and westerly aspect and views beyond neighbouring rooftops along the valley.

Garage/Workshop offering excellent additional space with metal up-and-over door, electric, power and light. The garage is accessed via the private drive shared with neighbouring houses and which provides opportunity for parking.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and the majority of windows are double glazed in a modern sash style UPVC. No test has been made on services or their distribution.

COUNCIL TAX – Band D.

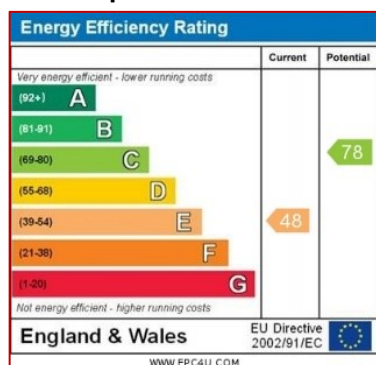
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Causeway Lane before turning second left into Steep Turnpike. Rise to the top of the hill bearing left at the junction with Chesterfield Road. Rise up beyond the Fire Station before turning right into School Road. Vine House can be found on the right hand side just before reaching the school entrance.

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

Ref: FTM9714

EPC Graph



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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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