

**5 GRITSTONE ROAD  
MATLOCK  
DERBYSHIRE DE4 3GB**



**O A £285,000**

**An extended semi-detached home within a highly regarded edge of town location providing four bedroom accommodation, well finished and presented throughout.**

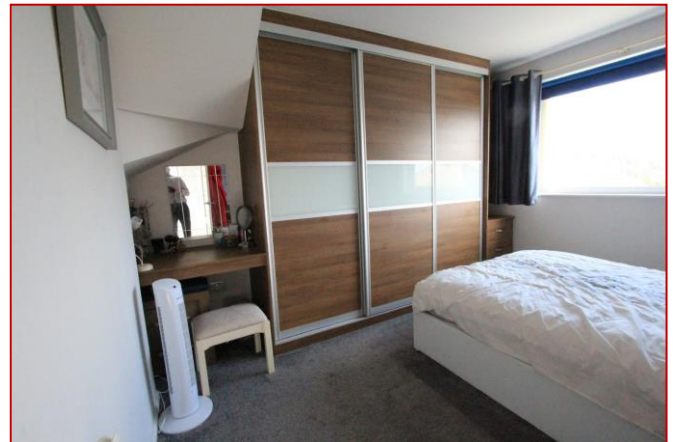
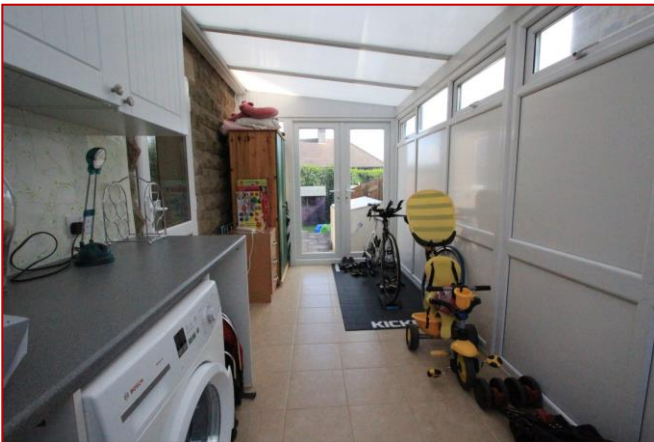
Through recent years, this traditional 1960's semi-detached home has been extended, adapted and upgraded to provide well proportioned four bedroom family accommodation all of which is finished to a pleasing modern standard. The improvements include a well fitted open plan kitchen, dining and breakfast area with additional TV / play room. There is also a conservatory style utility / hobby room and a loft conversion for added bedroom space. The house is complemented by ample car parking and landscaped gardens all of which can only be truly appreciated by closer inspection.

Set back from the main thoroughfare yet offering convenient road access to Matlock's central and surrounding facilities, Gritstone Road remains a favoured location. The neighbouring countryside is readily accessible whilst Highfields Upper School is also nearby. Good road communications lead to the surrounding market towns of Chesterfield, Bakewell and Alfreton and the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Extended and upgraded semi-detached family home
- Highly regarded edge of town location
- Two reception rooms
- Four bedrooms
- Loft conversion
- Large decked terrace
- Landscaped gardens
- Ample parking
- Viewing highly recommended



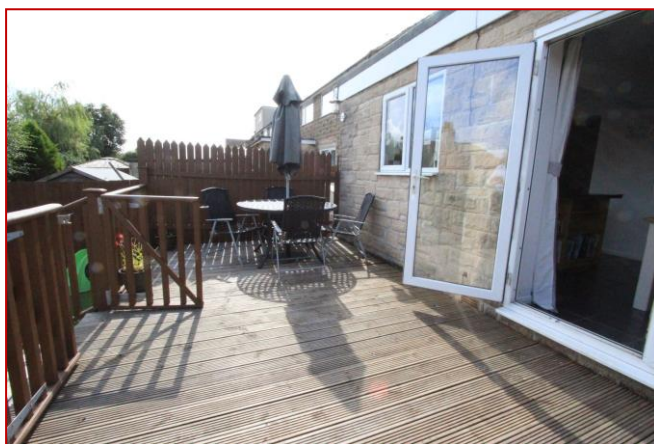
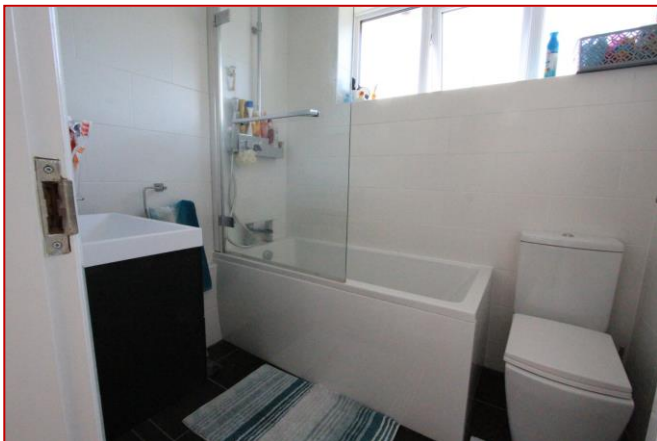
## PHOTO GALLERY:



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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.





## ACCOMMODATION

A uPVC double glazed front door with lattice effect glazing and similar full height side window, opens to an...

**Entrance hallway** – having pine floor, central heating radiator with lattice work cover and stair leading off to the first floor beneath which there is a...

**Cloakroom** – fitted with low flush WC, corner wash hand basin to a tiled surround and with ceramic tiled floor and recess down lighting.

**Sitting room** – 4.54m x 3.46m (14' 11" x 11' 4") featuring a contemporary fireplace with cream marble hearth and inset with a living coal gas fire. There are display shelves to each side of the chimney breast, coved mouldings, central heating radiator and a broad uPVC double glazed window to the front.

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**Breakfast area** – 2.73m x 2.42m (9' x 7' 11") open plan to the adjacent kitchen and dining areas which as a whole creates an excellent all day family living space. There is a breakfast bar with central heating radiator beneath, oak fronted wall cupboards, wine rack and spice drawers, space for an American style fridge, built in broom cupboard and linen store.

**Kitchen & Dining room** – 5.2m x 3.02m (17' 1" x 9' 11") the main kitchen area is extensively fitted with a range of oak fronted cupboards and drawers set beneath broad granite effect work surfaces, which return to part separate the dining area. There is a five ring gas hob, 1½ bowl stainless steel sink unit and other integral appliances to include dishwasher and low level double oven. There is a glass and steel extractor canopy above the hob, additional wall cupboards and shelving and windows to the side and rear which along with patio doors from the dining area allow excellent natural light. The whole area is finished with a ceramic tiled floor and leading from the dining area an open doorway to...

**TV room/playroom** – 3.2m x 2.31m (10' 6" x 7' 6") designed as a children's play area yet equally suited as a snug, study or TV room. There is a central heating radiator, coved mouldings and contemporary spot lighting.

From the breakfast area, a uPVC double glazed door leads from the...

**Conservatory/utility room** – 5.04m x 2.21m (16' 7" x 7' 3") of uPVC double glazed construction and finished with a ceramic tiled floor. This area offers excellent ancillary space and includes to one side a work surface with wall cupboards and plumbing for an automatic washing machine, dishwasher and other white goods. Twin French doors are positioned at each end to allow secondary access from the front driveway and also to the patio and gardens at the rear.

From the hallway stairs rise to the first floor **galleried landing** having an obscured glazed window to the side and doors leading to...

**Bedroom 1** – 3.69m x 3.18m (12' 2" x 10' 5") with fitted floor to ceiling wardrobes with integrated drawers and dressing table. The room enjoying pleasant views beyond neighbouring rooftops towards the pine woods above Lumsdale and Tansley Moor on the farther horizon. Central heating radiator.

**Bedroom 2** – 2.7m x 2.43m (8' 10" x 8') again with uPVC double glazed window to the rear allowing similar views. Central heating radiator and coved mouldings.

**Bedroom 3** – 3.46m x 2.28m (11' 4" x 7' 6") a front aspect room with views across Gritstone Road and to the further fields above Sandy Lane and the neighbouring agricultural land. Central heating radiator.

**Bathroom** – well fitted with a contemporary white suite including low flush WC, vanity wash hand basin to a low level cabinet and panelled bath with thermostatic shower over and glazed shower screen.

From the landing enclosed stairs rise in a dog leg fashion to...

**Attic bedroom 4** – 5.63m x 3.82m (18' 6" x 12' 6") a loft conversion completed to Building Regulation approval and providing excellent additional space whether utilised as a child's bedroom, study or hobby room. Each pitch of the roof includes two Velux roof lights with fitted blinds allowing excellent natural light and there is access to useful eaves storage. Concealed to one end is the gas fired combination boiler, which serves the central heating and hot water system.

## OUTSIDE

To the front of the house a broad block paved driveway provides side by side car standing which is enhanced by colourful shrub borders. From the driveway a gated access leads to the conservatory entrance at the side of the house.

The principal gardens are found at the rear where a broad decked terrace lies adjacent to the house and accessed from the dining area and extends to approximately 6m x 3m (19' 8" x 9' 10") with timber fencing to each side aiding privacy and painted balustrade securing the front and from where steps descend to a level lawn and yard area to the side.

**TENURE** – Freehold

**SERVICES** – All mains services are available to the property which enjoys the benefit of uPVC double glazing and gas-fired central heating. No tests have been made on services or their distribution.

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**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 and bear left into Chesterfield Road at the following T-junction. Continue along Chesterfield Road until it levels, passing the pedestrian crossing, and turn next left and left again into Griststone Road. No. 5 can be found on the left hand side.

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

**Ref: FTM9844**

**FLOOR PLAN**



**EPC GRAPH**

