

**3 WOOLLEY ROAD
MATLOCK
DERBYSHIRE DE4 3HS**



O A £300,000

A stone fronted detached three/four bedroom home within a particularly convenient town location.

Standing to an enviable position to a well respected town centre address just a few 100m from the central shops and amenities, this attractive stone fronted property provides a well balanced range of family accommodation. The accommodation includes two reception rooms, three bedrooms plus a study/fourth bedroom, all complemented externally by off street parking and good sized gardens. There is the added benefit of a solar PV installation bringing economic financial returns.

Good road communications lead to the surrounding townships of Bakewell, Chesterfield and Alfreton whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Stone detached property
- Convenient town location
- 2 reception rooms
- 3 bedrooms plus study/fourth bedroom
- Off street parking
- Gardens
- Solar PV installation
- Viewing highly recommended



RICS

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ACCOMMODATION

A decorative double glazed UPVC front door opens to a **central hallway** with stairs which lead off to the **first floor** and traditional panelled doors leading off to the **ground floor** accommodation.

Sitting Room – 3.3m x 6.7m (10' 8" x 21' 10") the measurements not including the broad bay window facing the front which allows a pleasing outlook to the south with Riber Castle standing on the horizon. There is a feature marble fireplace with painted wood surround and at the rear there is further natural light and access to the gardens through a sliding patio door.

Dining Room – 3.84m x 3.58m (12' 6" x 11' 7") with a similar front facing window, serving hatch from the kitchen and a wall mounted gas fire behind which is the gas fired boiler which serves the central heating and hot water system.

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Fitted Kitchen – 3.27m x 2.71m (10' 7" x 8' 9") fitted with a modern range of cupboards, drawers and work surfaces which include a ceramic hob, built in under counter oven and with plumbing for an automatic dishwasher. There is a plastic sink unit set beneath the rear facing window and door opening to a:

Utility Room – 1.5m x 2.55m (4' 9" x 8' 4") the room extends beneath the stairs. With plumbing for an automatic washing machine, work bench and obscure glazed window. The room also houses the electric meters and controls for the solar PV installation.

From the kitchen, a further door opens to a **side hall** with external access and to a **cloak room** with low flush WC and high level window.

From the hall stairs rise to a **galleried landing** having access to the **roof void**, window to the front and doors leading to the remaining accommodation.

Bedroom 1 – 3.83m x 2.97m (12' 6" x 9' 7") minimum, the measurements not including the range of full width built in wardrobing, the modern addition complemented by additional drawered storage. A front facing window overlooks the small park and with views beyond the town towards the slopes which rise to Riber.

Bedroom 2 – 3.83m x 3.3m (12' 6" x 10' 8") a second double bedroom with similar front aspect window and a range of built in storage.

Bedroom 3 – 3.11m x 2.55m (10' 2" x 8' 4") overlooking the rear gardens with built in furniture including wardrobes, drawers and dressing table.

Study – 2m x 1.82m (6' 6" x 5' 10") a useful additional room or fourth bedroom, with window facing the rear gardens.

Bath and Shower Room – 2.7m x 2.45m (8' 8" x 8') well fitted with a modern suite to include panelled bath, separate walk-in corner shower cubicle, low flush WC and wash hand basin set to a broad vanity surface with modern cupboards beneath. There is a wall mounted illuminated mirror, obscure glazed windows and decorative leaded coloured glazing above the door which is replicated on bedroom 3.

OUTSIDE

The house stands with the benefit of parking and good sized gardens. To the front of the house a parking bay at road level is accessed from the roadside and from here steps rise to one side and a ramp access to the other leading passed raised shrub and gravelled borders. Pathways lead to each side of the house and to the rear gardens which are gently raised via a flight of paved steps. A good sized lawn stands within hedged and fenced boundaries and incorporates mature herbaceous borders and occasional shrub planting. At the head of the steps is a paved patio.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating, UPVC double glazing and a solar PV installation for added economies. Further details available on purchase. 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.

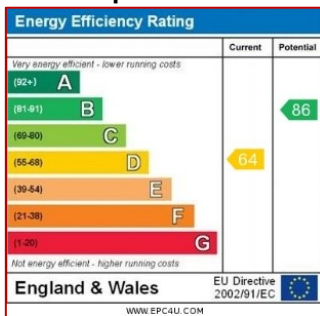
DIRECTIONS – From Matlock Crown Square, take Bakewell Road turning right into Dimple Road by Twiggs. Turn immediately right into Woolley Road and No. 3 can be found on the left hand side, a short distance from the junction.

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

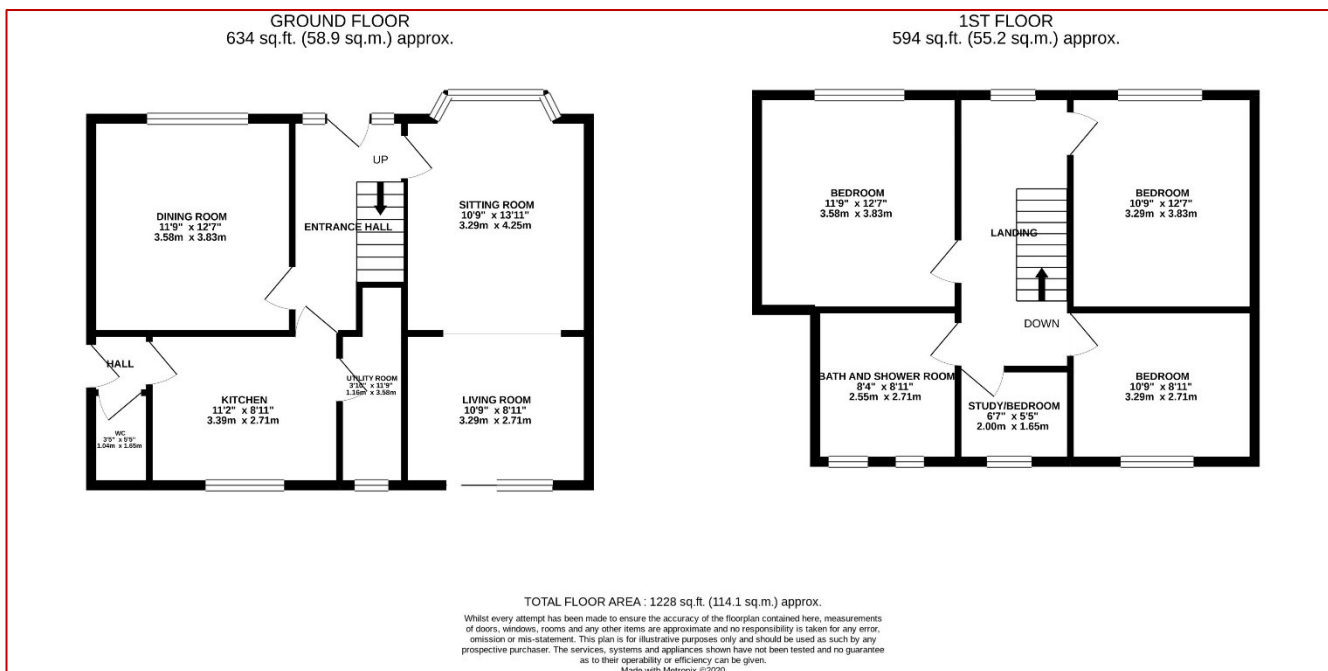
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EPC Graph



Floor Plan



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