

**OAK HOUSE  
16 ACORN RIDGE  
MATLOCK  
DERBYSHIRE DE4 3TT**



**O A £439,950**

**A superb five bedroom detached home within a highly sought after cul-de-sac location.**

Situated within a well regarded cul-de-sac, tucked away from any main thoroughfare yet conveniently placed around half a mile from Matlock's town centre facilities, this modern detached home enjoys a highly desirable location which is further enhanced by distant views and a delightful wooded backdrop. The brick and tiled house was first constructed in the 1990s to an imaginative three storey design which provides excellent family living with a degree of versatility for the home worker or those in need of hobby/guest space.

A more recent extension and adaptations have created a well appointed living kitchen whilst the spacious sitting room features an outside balcony at first floor level. Ample off street parking, an integral garage and easily managed gardens complete this well balanced family home for which a closer inspection is strongly recommended.

The property is well placed for Matlock's central amenities, the well regarded All Saints Primary School is nearby and there is good road access to the surrounding centres of employment including Bakewell, Chesterfield and Alfreton. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance whilst the delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- 5 bed detached property
- Well regarded location
- Convenient for Matlock's town centre
- Distant views and delightful wooded backdrop
- Well appointed kitchen
- Spacious living room with balcony
- Ample off street parking
- Easily managed gardens
- Garage
- Viewing highly recommended





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## ACCOMMODATION

Sheltered beneath an open tiled porchway, with a useful external storage cupboard to one side, a UPVC double glazed door, with decorative glazed panels, opens to an **entrance hall** with tiled floor, built in store, window to the side with fitted slatted shutter and stairs which lead off to the **first floor**. Off the hall a door opens to the:

**Guest Bedroom 5/Office** – 4.57m x 3.12m (14' 10" x 10' 2") average, and widening beneath the stairs. The room offers the versatility as a spacious double bedroom ideal as a teenager's den and equally for the home worker. There is a front aspect window which allows good natural light and a pleasant outlook along the cul-de-sac.

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From the hall, stairs rise to a **galleried landing** with two half shuttered windows to the side and two built in storage cupboards and door opening to a:

**Cloak Room** with attractive décor including white tiling to half height and being fitted with a low flush WC and pedestal wash hand basin.

**Kitchen/Living/Dining Area** – 5.07m x 4.92m (16' 6" x 16' 1") plus 2.06m x 2.04m (6' 7" x 6' 7"), the smaller measured area is taken into the functioning kitchen space where granite work surfaces, in grey shades, complement a range of built in cupboards and integral appliances which include a larder fridge and freezer, eye level electric double oven/grill and a four ring gas hob. There is a 1½ bowl sink unit set beneath the side facing window which looks across a patio terrace and the woodland beyond.

The larger room includes similar work tops set to contrasting coloured cupboards and drawers providing versatile storage options and again topped with white grey work surfaces, the central island providing a breakfast bar facility. There is wood grain laminate flooring, recessed downlighting and within the rear extension there is the benefit of solar tubes drawing in additional natural light along with that provided by the rear facing windows and half glazed French door which allows external access into the gardens.

**Utility Room** – 1.82m x 1.51m (5' 10" x 4' 9") fitted with a grey laminate worktop inset with a stainless steel sink unit and above a low level cupboard. There is plumbing for an automatic washing machine, tumble drier position, additional window to the rear and external door to the side. A wall mounted gas fired boiler serves the central heating and hot water system.

**Sitting Room** – 4.97m x 4.58m (16' 3" x 15') a generously proportioned family living space with deep corniced ceiling, oak plank floor and as a focal point to the room, a living coal gas fire is set to a grey marble hearth inset to a painted surround with views along the cul-de-sac and to the hills beyond the town, with Riber Castle on the southern horizon. A single door opens to a balcony terrace providing an excellent position to enjoy the southerly aspect and alfresco relaxation.

From the landing, stairs rise to the **second floor landing** which has access to the **roof void**, shuttered window to the side and a built in airing cupboard which provides useful linen storage and houses the foam lagged hot water cylinder with emersion heater.

**Master Bedroom 1** – 3.87m x 3.17m (12' 7" x 10' 4") extending to 4.57m (14' 10") into the deep door recess. An excellent double bedroom with twin UPVC double glazed windows which take full advantage of roofs beyond the neighbouring roof tops and across Matlock's surrounding hillsides with Bonsall Moor, Riber Castle, High Tor and Bolehill on the far horizon.

**En-Suite Shower Room** – 1.27m x 3m (4' 2" x 9' 8") fitted with a modern white suite to include wall hung wash hand basin, low flush WC and a walk in shower cubicle, all complemented by white ceramic tiling topped with a mosaic border. There is a chrome ladder radiator, electric shaver point, extractor fan and obscure glazed window.

**Bedroom 2** – 3.64m x 2.99m (11' 9" x 9' 8") the room extending into the door recess and narrowing to a deep built in cupboard set above the stair well. The front aspect window provides similar distant views across and along the Derwent Valley.

**Bedroom 3** – 3.26m x 2.64m (10' 7" x 8' 7") a small double or good sized single bedroom with a rear aspect overlooking the main gardens and wooded surrounds.

**Bedroom 4** – 2.27m x 2.22m (7' 4" x 7' 3") a good single bedroom with a similar rear aspect.

**Family Bathroom** fitted with modern white suite to include low flush WC, pedestal wash hand basin and a shaped panelled bath with fixed glazed screens and thermostatic power shower. There is an electric shaver point, wall mounted extractor fan, chrome ladder radiator, ceramic tiled floor and obscure glazed window.

## OUTSIDE

Enjoying a particularly pleasant situation at the end of end of the cul-de-sac, to the front of the house a block paved driveway provides side by side parking for two vehicles and access to an integral **single garage** with up-and-over door, electric, power and light.

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To one side of the drive a small lawned garden with two fruit trees and laurel screen whilst to the other a rock and pebbled border lies to the side of the second drive which offers opportunity for additional occasional parking. A right of way exists across the second drive for access into the woodland which runs behind the house.

The principal gardens lie to the side and rear of the property. At the side, an informal lawn is sheltered within walled, hedged and fenced boundaries and rises following the slope of the land to a recently developed patio terrace, stone paved and which leads off to the utility room entrance. A broad pebble walkway, with cold water tap, runs the width of the house and gives way to raised shrub and flower borders. At the higher level a further lawned garden and stone paved patio. The gardens provide excellent corners for relaxation whilst the woodland provides a haven for birds and other wildlife.

**TENURE** – Freehold.

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

**COUNCIL TAX** – Band F.

**EPC RATING** – D.

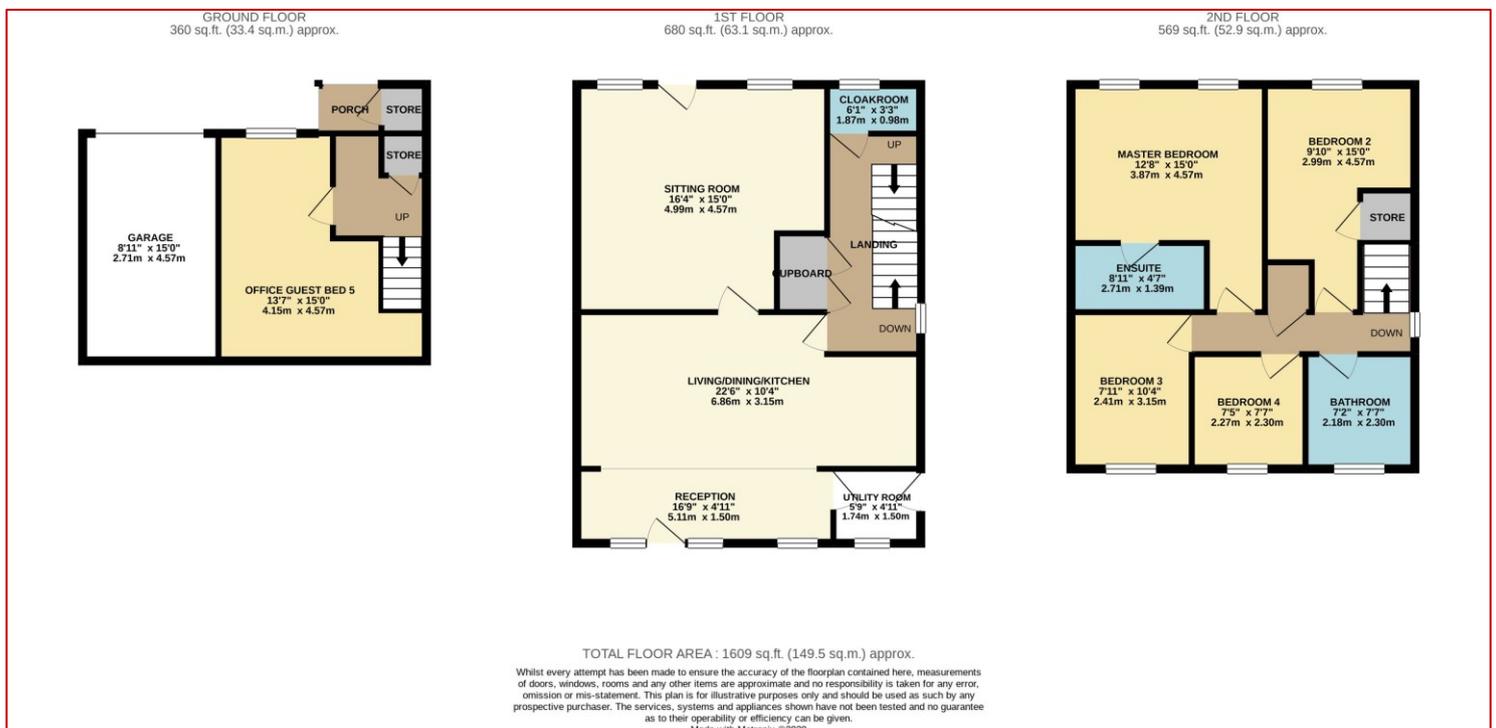
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Bakewell Road before turning first right into Dimple Road. Rise up the hill and turn right again continuing onto Dimple Road rising to the junction with Smedley Street. Turn left then immediately right into John Street and at the top of the hill turn left into Acorn Ridge. No. 16 can be found at the end of the cul-de-sac on the right.

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

**Ref: FTM9874**

## Floor Plan



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