

GROVEFIELD
4 GREENAWAY LANE
HACKNEY
NR MATLOCK
DERBYSHIRE DE4 2LD



○ A £525,000

A fine Victorian home offering generously proportioned three bedroom accommodation with opportunity for general updating.

This handsome detached house is built of local gritstone beneath a blue slate roof, all being well maintained. Being in the same family ownership for the last half century, the property now offers opportunity for general updating whilst retaining the elegant proportion of a high calibre Victorian home.

The accommodation includes two reception rooms, cloakroom and spacious kitchen with a walk in pantry, all set around a generous reception hall. At first floor level there are three double bedrooms, a box room and good sized bathroom. Most rooms enjoy excellent natural light and valley views whilst externally there are easily managed gardens, double garage and sun room.

Standing to a highly regarded location, with ready access to the local Derwent Valley countryside and a wide range of local shops and facilities within half a mile. Families may also appreciate the ready access to one of the areas most well respected primary schools, which is located across the road.

Good road communications also lead to the neighbouring townships of Matlock, Bakewell and Chesterfield and to the wider delights of the Derbyshire Dales and Peak District National Park. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

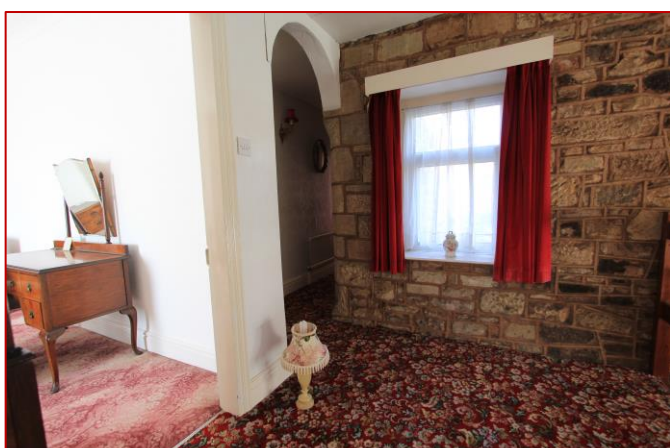
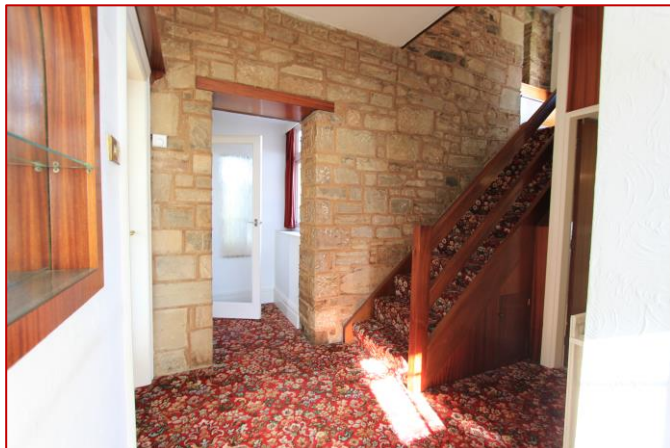


RICS

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ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



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.



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ACCOMMODATION

A five panelled front door, with glazed fan light above, opens to an **entrance lobby** with mat well, parquet flooring and deep coved mouldings to the ceiling. A hardwood multi-paned door opens to a **reception hall**. A generous circulation space with stairs leading off to the first floor, exposed stonework to one wall and access to...

Cloakroom - a spacious room, being fully tiled and with room for coat hanging if required. Fitted with a modern low flush WC and pedestal wash hand basin. There is a built in cupboard, vanity mirror and light plus single glazed window to the side.

Sitting room – 4.78m x 3.78m (15' 7" x 12' 4") with high ceilings and excellent natural light as evidenced throughout the house. There is a corniced ceiling, wall and ceiling lights and a broad UPVC double glazed window which allows views across the neighbouring field and towards Oker Hill with Bonsall Moor beyond. Tiled fireplace with marble hearth is inset with a solid fuel grate.

Dining room – 5.17m x 3.98m (16' 10" x 13') whether utilised for formal dining or a second living room. Again there is excellent natural light with mullioned window looking across the valley to Oker and the "toothbrush" on Bonsall Moor to the far horizon. There are two additional side facing windows, corniced ceiling, glazed serving hatch from the kitchen and solid fuel grate set to a feature stone fireplace which extends to provide display niches and plinths.

Breakfast kitchen – 5.1m x 3.95m (16' 7" x 12' 9") measured overall. Fitted with a range of wall and floor cupboards, work surfaces and stainless steel sink unit. There is a gas cooker point, ceramic tiled floor, plumbing for an automatic dishwasher and to one corner, a freestanding gas fired boiler which serves the central heating and hot water system. Single glazed window to the side and a similar one looking through the porch at the rear. To one corner, a sliding door opens to a...

Pantry – 2.4m x 1.65m (7' 9" x 5' 4") an excellent walk in storage room fitted with a range of shelving, tiled floor, obscure glazed window and a built in meter cupboard housing the gas and electric meters.

From the kitchen, a glazed door leads to and from an adjacent **utility porch** with plumbing for an automatic washing machine and including windows to the front and side, principally double glazed and with a similar external door leading from the drive and rear yard.

From the reception hall, stairs rise to the first floor **galleried landing** via a broad **half landing** with built in seat and double glazed window. The landing again provides excellent storage space with a continuation of the exposed stonework to the internal wall off the hall.

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Box room – 1.75m x 1.37m (5' 7" x 4' 5") with access to the **roof void** and window to the side.

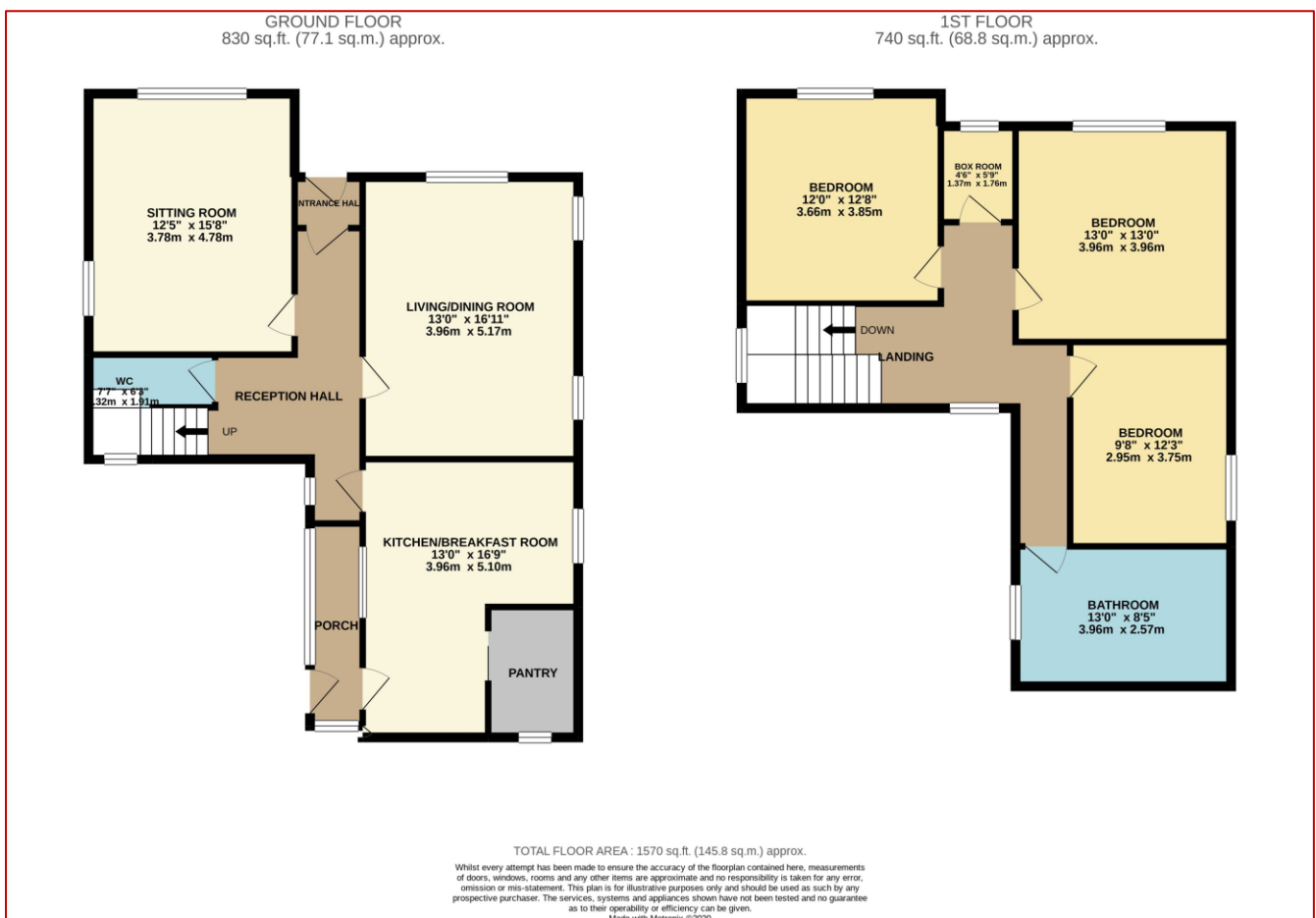
Bedroom 1 – 3.85m x 3.63m (12' 6" x 11' 9") a front facing double bedroom with corniced ceiling, UPVC double glazed window with improved views across the Derwent Valley and including a range of built in wardrobing.

Bedroom 2 – 3.96m x 3.98m (12' 10" x 13') a second double bedroom, again with corniced ceiling and UPVC double glazed window looking across the neighbouring grass land and beyond Dale Road to Oker Hill and Bonsall Moor.

Bedroom 3 – 3.74m x 2.96m (12' 3" x 9' 7") a third double bedroom with UPVC double glazed window facing Greenaway Lane and the school playing fields.

Bathroom – 3.95m x 2.47m (12' 10" x 8') a generously proportioned room fitted with a coloured suite to include panelled bath, low flush WC and pedestal wash hand basin together with a separate walk-in shower cubicle. There is a vanity mirror with lighting above, full height ceramic tiling and a built in airing cupboard which provides excellent linen storage and houses the foam lagged hot water cylinder.

FLOOR PLAN



OUTSIDE

Spanning the south and west elevations, easily managed gardens are principally laid to lawn with attractive flower borders and pathways sheltered within low growing hedged and fenced boundaries. Off Greenaway Lane a tarmac drive provides car standing and access to a detached...

Double garage - stone built to a flat roof design and including a broad up-and-over door, electric, power and light. Attached to the garage is a...

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Sun room - of uPVC single glazed construction and situated off the kitchen entrance and facing south west to enjoy the sunny position and views across the valley.

TENURE – Freehold.

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

EPC RATING – Current F32 / Potential C80

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 north towards Darley Dale. On passing St Elphins Park turn right into Greenaway Lane. Follow the road around the bends for around 300m where Grovefield can be found on the right hand side.

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

Ref: FTM9877

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