

**7 MEADOW PLACE
MORLEDGE
MATLOCK
DERBYSHIRE DE4 3SE**



O A £325,000

A generously proportioned three bedroom family home within this highly regarded residential development.

Built circa 2007 by respected new home builder William Davis, this attractive house stands semi-detached to an interesting design which includes an angled party wall adding shape and space to the internal layout. The design incorporates an open plan living dining kitchen, separate utility room, porch, cloak room and dual aspect sitting room. At first floor level there are three good bedrooms with en-suite facility to the master. Gardens are attractively landscaped for ease of maintenance and there is the benefit of parking and garage within the shared courtyard at the rear.

Standing on the outskirts of the development and adjacent to a green area, there are pleasant views across the valley. Matlock's town centre facilities lie around one mile away whilst closer at hand there is the benefit of access to the Arc Leisure Centre and the White Peak cycle route. Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton whilst the wider delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- 3 Bed semi-detached family home
- Generously proportioned
- En-suite to master bedroom
- Attractive gardens
- Parking
- Garage
- Highly regarded location
- Viewing recommended



RICS

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ACCOMMODATION

A UPVC double glazed door with similar full height glazed panel encloses an **entrance porch** which has a useful storage cupboard and shelters the main front entrance. A decorative part glazed door opens to a **central hall** with stairs which lead off to the **first floor** and a:

Cloak Room with low flush WC, pedestal wash hand basin, ceiling mounted extractor fan and coat hanging.

Sitting Room – 5.33m x 3.36m (17' 5" x 11') with window to the front and French doors to the rear which allow excellent natural light and access to the landscaped patio gardens. There is wood grain vinyl strip flooring, corniced ceiling and contemporary wall mounted fireplace inset with a living coal electric fire.

Dining Kitchen – 5.31m x 5.15m (17' 4" x 16' 9") narrowing to 3m (9' 8"). Of interesting shape and generous size, again enjoying good natural light through three windows, two facing the front which allow a pleasant outlook beyond the neighbouring roof tops towards the hillsides across the valley. The kitchen area is fitted with a range of built in cupboards and drawers complemented by marble effect work surfaces which incorporate a sink unit and drainer in grey. There is an under counter double oven, induction hob with stainless steel splash back and extractor canopy above. There is also an under counter fridge plus a full height built in freezer.

A door leads off to the:

Utility Room – 2.24m x 2.02m (7' 3" x 6' 6") with a range of built in cupboards, work surfaces and stainless steel sink unit. There is plumbing for an automatic washing machine, tumble drier vent and to one wall a gas fired boiler which serves the central heating and hot water system. A half glazed UPVC door allows external access to the rear garden.

From the entrance hall, stairs rise to a **galleried landing** at the first floor having a rear aspect window and built in linen store. Doors lead off to:

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Master Bedroom 1 – 5.33m x 3.45m (17' 5" x 11' 3") overall. A good double bedroom with built in wardrobe and views across the Derwent Valley to the front.

En-Suite Shower Room fitted with a modern white suite to include low flush WC, pedestal wash hand basin and double width shower cubicle with chrome thermostatic shower and sliding glazed screen. There is an electric shaver point, white ladder radiator, ceiling mounted extractor fan and obscure glazed window.

Family Bathroom fitted with a white suite to include low flush WC, wall hung wash hand basin and panelled bath with thermostatic shower above and fixed glazed glass screen. White ladder radiator, electric shaver point and ceiling mounted extractor fan. To one corner is a built in airing cupboard housing the hot water cylinder.

Bedroom 2 – 3.09m x 5.15m (10' 1" x 16' 9") maximum. A spacious room, again making use of the wider front elevation with similar views to the opposing hillsides which rise to Bonsall Moor. There is an extensive range of built in wardrobes with bedside cabinets, display niches, overhead and full height storage.

Bedroom 3 – 3.4m x 2.17m (11' 1" x 7' 1") average. Again the room narrowing to the rear elevation where the window overlooks the rear gardens.

OUTSIDE

The house stands to an attractive corner plot which has been landscaped for ease of maintenance. To the front, a broad paved entrance with pathways leading to the side of the house together with a pebbled display area planted with a variety of low growing shrubs. The rear gardens are enclosed within walled and fenced boundaries and again with a low maintenance finish including shallow stone steps, patios and pebbled displays are complemented by raised borders. To the side of the house, a mature shrub border within a hedge screen.

Vehicular access leads to the rear of the property to a garage courtyard which offers parking opportunity and a **single garage** standing within a row of four similar garages with up-and-over door and storage opportunities in the roof space.

TENURE – Freehold.

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

COUNCIL TAX – Band D.

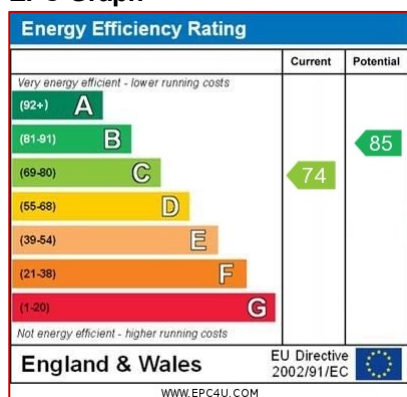
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Bakewell Road proceeding for just short of one mile, continuing straight across the first traffic island before turning right into Morledge by the Premier Inn. Rise to the top of the hill and turn left at the T junction. Turn left again into Meadow Place and No. 7 is to the bottom of the cul-de-sac, first house on the right.

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

Ref: FTM9886

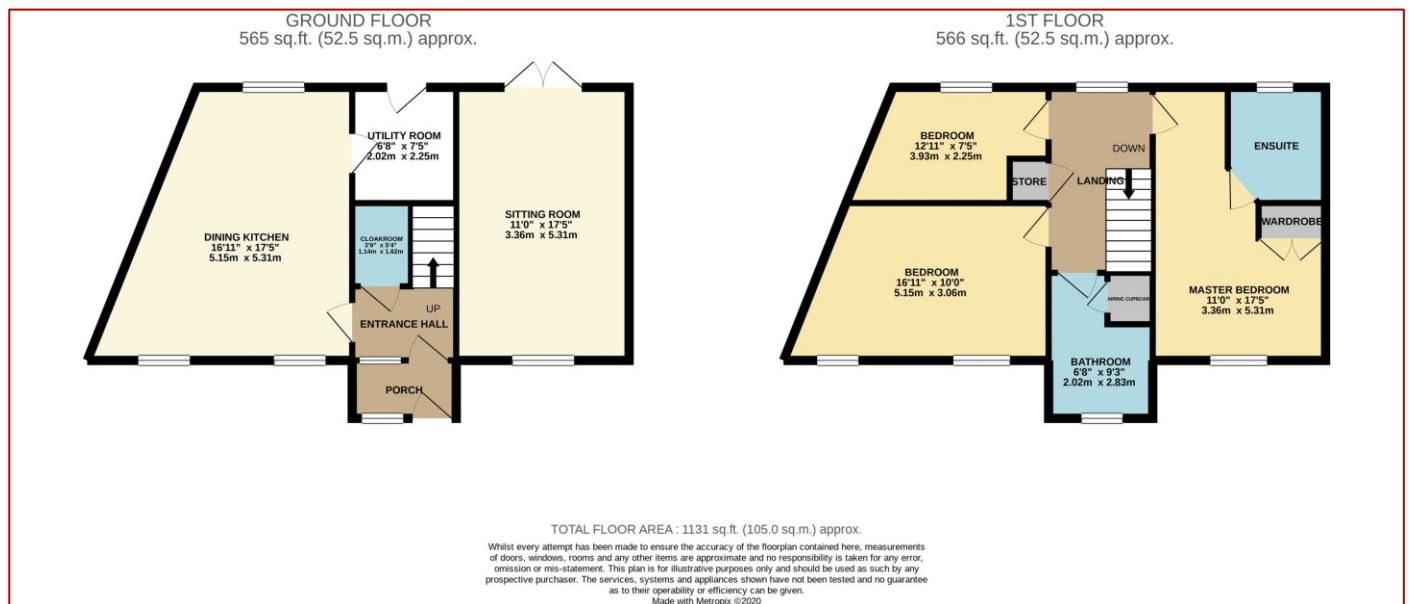
EPC Graph



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Floor Plan



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