

**15 TOR RISE
STARKHOLMES
MATLOCK
DERBYSHIRE DE4 3DL**



O A £260,000

Enjoying a most sought after cul-de-sac location, a recently upgraded detached two bedroom bungalow.

Built in the 1970s as part of a sought after cul-de-sac development, this detached brick and tiled bungalow provides easily managed and well presented accommodation. The property has seen a number of improvements through recent years including UPVC double glazing, upgraded combination boiler, refurbished shower room and the benefit of a conservatory extension. There is the added benefit of a broad drive providing car standing for several vehicles plus an attached garage and enclosed garden with views to Riber Castle.

Starkholmes remains popular for its access to both the town's facilities and neighbouring countryside. Good road communications also lead to the neighbouring towns of Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. The wider Derbyshire Dales and Peak District countryside are also close at hand.

- Detached 2 bed bungalow
- Upgraded in recent years
- Sought after cul-de-sac location
- Easily managed accommodation
- Conservatory extension
- Garage
- Car standing
- Gardens
- Viewing recommended



RICS

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ACCOMMODATION

Set back to an open porchway at the side of the house, an aluminium double glazed front door opens to an **entrance hallway** with wood block flooring, coat hanging and access to the **roof void** with a drop down ladder. Within the roof void is sited the gas fired combination condensing boiler which serves the central heating and hot water system. Doors lead off the hall to the accommodation which we take in an anti-clockwise manner.

Breakfast Kitchen – 3.1m x 3.1m (10' 2" x 10' 2") fitted with a range of modern cupboards and drawers plus marble effect work surfaces which incorporate a stainless steel sink unit. There is plumbing for an automatic washing machine and dishwasher and the fittings also incorporate a range style cooker with a stainless steel finish including a low level electric oven, five ring gas hob and matching stainless steel extractor hood and splash back. Windows to the front and side allow good natural light and the room is finished with a ceramic tiled floor and complementary splash back tiling above the work surfaces. Further storage is set to a high level built in **pantry cupboard**.

Sitting Room – 5.42m x 3.17m (17' 8" x 10' 4") a well proportioned room with ample space to create a more formal dining area if required. There is a combination of ceiling and wall light points and, as a focal point to the room, a substantial stone fire surround, with matching raised hearth, is inset with a living coal gas fire. A broad picture window to the front elevation allows excellent natural light and looks across the drive.

Bedroom 1 – 3.97m x 3.14m (13' x 10' 3") a good double bedroom with rear aspect window overlooking the gardens.

Bedroom 2 – 3.13m x 2.87m (10' 3" x 9' 4") a smaller double bedroom with fully glazed UPVC patio doors which open to a:

Conservatory of UPVC construction and finished with wood grain effect ceramic tiled floor. There is access to the rear gardens through the conservatory.

Shower Room a very recent improvement to the property, being fully refurbished and fitted with a white suite to include low flush WC, broad walk-in shower cubicle with electric shower fitting and a wash hand basin set to a vanity surface with built in cabinets beneath and to the side. The shower is finished with full height mermaid boarding which contrasts to the natural finish of the ceramic wall tiling and grey tiled floor. Chrome ladder radiator, ceiling mounted extractor fan and obscure glazed window to the side.

OUTSIDE

From the roadside, a tarmac drive provides pedestrian and vehicular access to a broad driveway which provides car standing and turning. The drive continues to the side where there is access to a **single garage** with up-and-over door, electric, power and light. A personnel door leads to the rear gardens from the garage.

Flanking the drive to the front is an attractive raised shrub border whilst the principal gardens are found at the rear. These are finished with a small stone paved patio and pathways which give way to a central lawned garden surrounded by well stocked and easily managed shrub borders and small fruit trees.

TENURE – Freehold.

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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 C.

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.

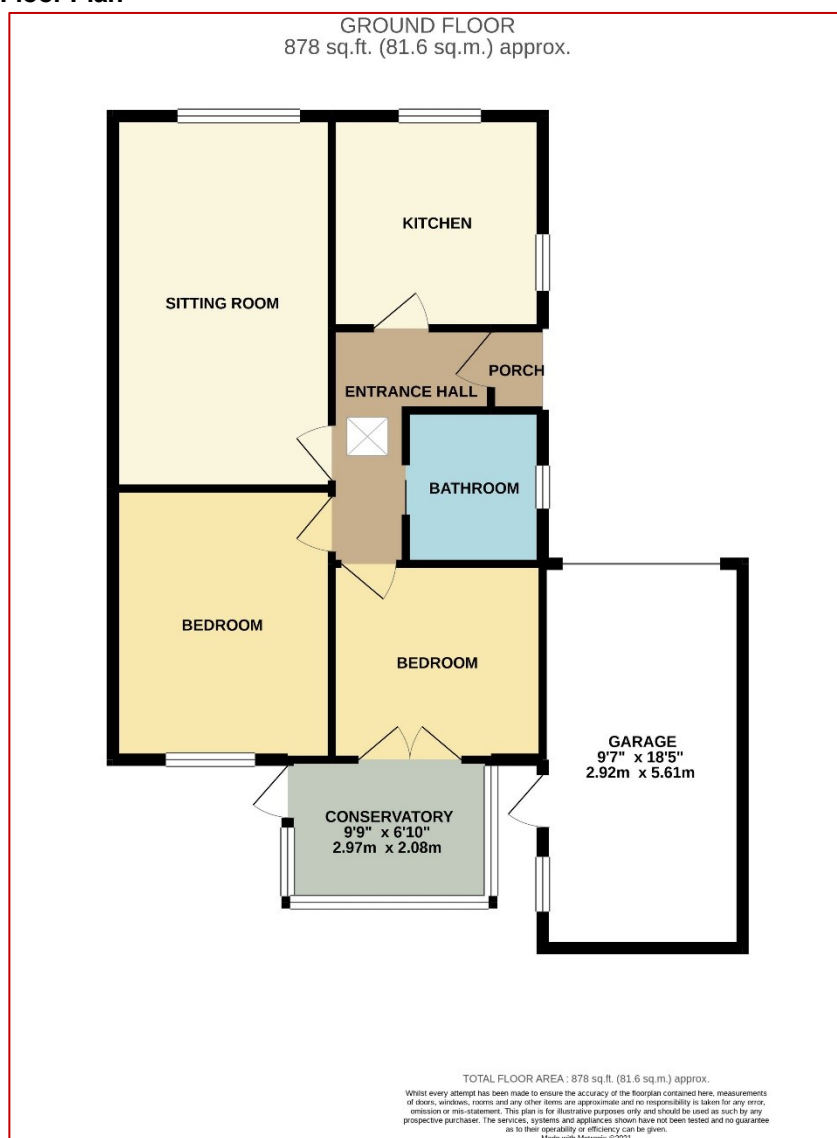
Note: Carpets replaced in November 2020.

DIRECTIONS – From Matlock Crown Square take Causeway Lane to Matlock Green before turning right at the crossroads into Church Street. Rise up the hill into Starkholmes Road before turning second right onto Tor Rise. At the following T junction turn left and No. 15 can be found on the left hand side.

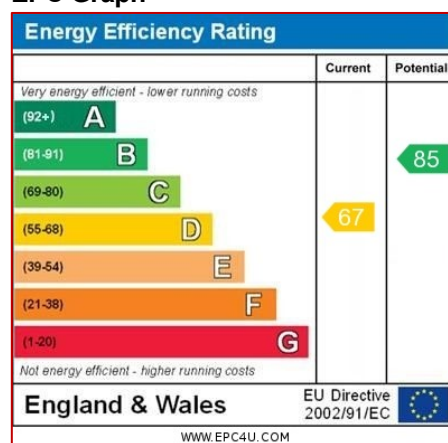
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9896

Floor Plan



EPC Graph



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