

**195 HURST RISE
MATLOCK
DERBYSHIRE DE4 3EU**



O A £165,000

A three bedroom semi-detached property with a ground floor extension, standing within an established residential location.

Standing on the outskirts of this established town residential location, this traditional brick and tiled semi-detached home stands to a good sized garden plot. The house provides well proportioned three bedroom accommodation together with a ground floor extension providing additional living space to include a downstairs WC plus hobby/living/bedroom 4. The house also benefits from gas fired central heating and UPVC double glazing.

The house stands with access to local amenities and less than one mile from Matlock's town centre. Good road communications give access to the surrounding towns of Bakewell, Chesterfield and Alfreton whilst the delights of the Derbyshire Dales and Peak District countryside is also close at hand.

- Semi-detached property
- 3 Bedrooms
- Ground floor extension to provide additional living space
- Ground floor WC
- Well proportioned accommodation
- Gas fired central heating
- UPVC double glazing
- Established residential location



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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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.

ACCOMMODATION

A UPVC double glazed front door opens to an **entrance hall** with stairs rising off to the **first floor** and door leading off to the:

Sitting Room – 3.95m x 3.8m (12' 10" x 12' 5") with front aspect window and modern gas fire with back boiler which serves the central heating and hot water system. An open doorway leads off to the:

Dining Kitchen – 4.72m x 3.11m (15' 5" x 10' 2") fitted with a range of cupboards, drawers and work surfaces together with stainless steel sink unit. There is plumbing for an automatic washing machine, position for a freestanding gas cooker and additional built in storage set beneath the stairs which also houses the gas and electric meters. There is a rear facing window looking across the garden deck and a separate door to the **rear hallway** where a UPVC double glazed door gives external access. Also from here, doors open to a deep walk-in store.

Cloak Room with low flush WC and wash hand basin.

Bedroom 4/Hobby Room – 3.27m x 2.53m (10' 7" x 8' 3") offering useful additional space. This versatile room is an extension to the original house and has UPVC double glazed French doors which open directly to the decked terrace at the rear.

From the entrance hall, stairs rise to the first floor landing which has access to the **roof void** and doors leading off to:

Bathroom fitted with a three piece suite to include panelled bath with electric shower over, low flush WC and wash hand basin.

Bedroom 1 – 4.49m x 2.78m (14' 7" x 9' 1") a good sized front facing double bedroom with UPVC double glazed window and, to one corner, an **airing cupboard** store which houses the hot water cylinder.

Bedroom 2 – 2.78m x 2.6m (9' 1" x 8' 5") with a pleasant rear aspect allowing views to Riber Castle beyond the neighbouring roof tops.

Bedroom 3 – 3.32m x 1.9m (10' 9" x 6' 2") overall. A good sized single room, front facing and with a deep store set above the bulk head.

OUTSIDE

The house stands to a gently sloping site with the benefit of a long front garden, laid to grass with border planting. The rear garden is covered with a broad timber decked terrace, the remainder kept informal.

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 B.

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 Causeway Lane proceeding to Matlock Green. Turn left into Lime Tree Road and rise up the hill and as the road bends around to the left, turn right onto Lynholmes Road. Continue to the very end and at the T junction with Hurst Rise turn left. Follow the road as it rises and round the corner onto the top road of the estate. No. 195 can be found on the left hand side just before the junction with Hazel Grove.

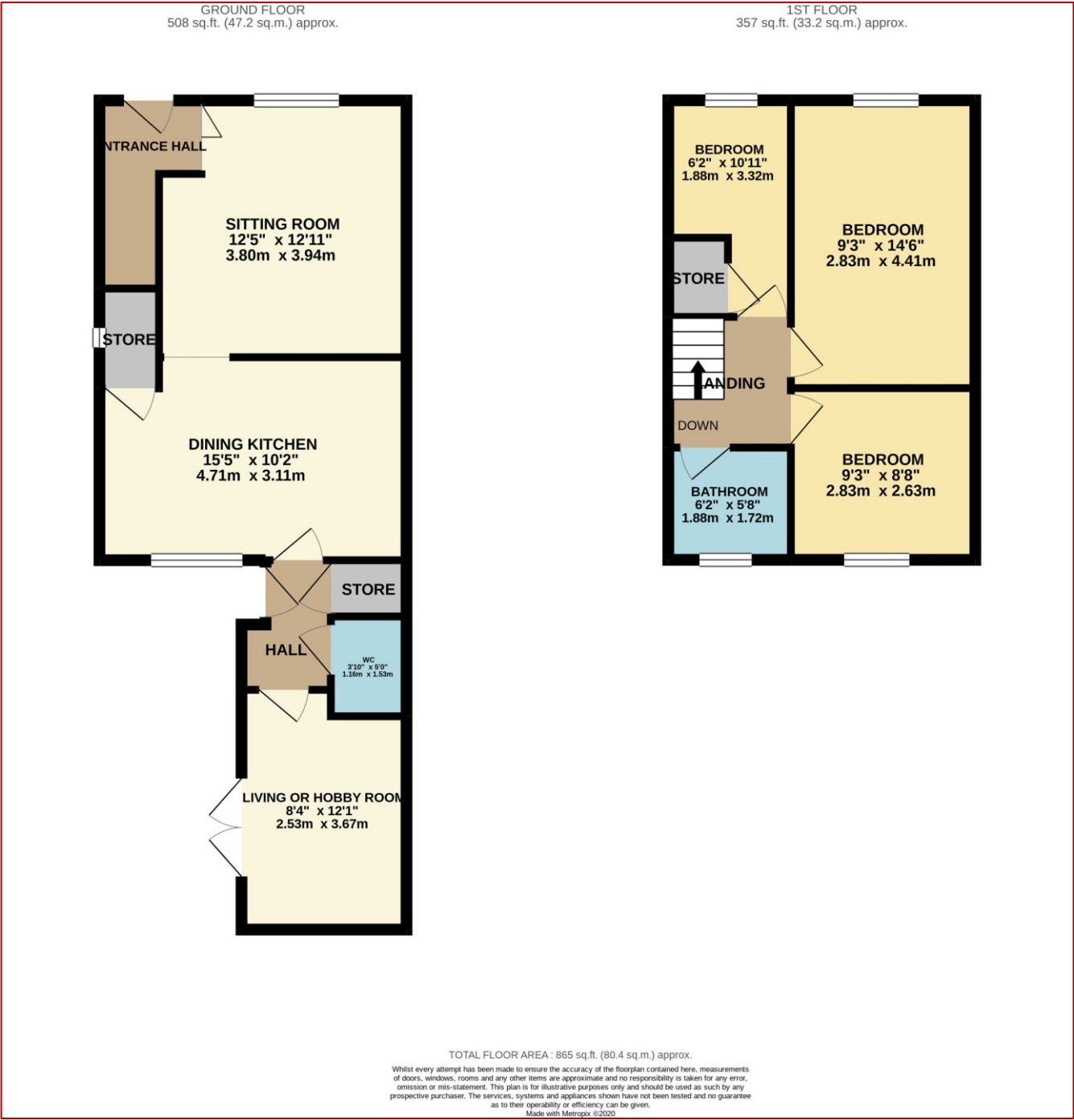
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9893

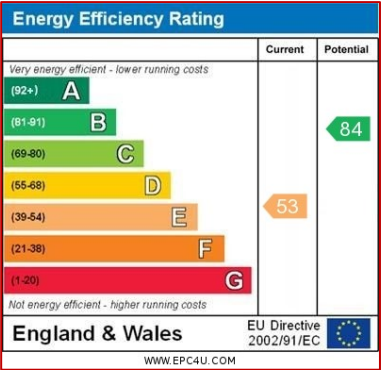
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Floor Plan



EPC



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