

**PLOT 6  
PUMP CROFT  
STARKHOLMES  
MATLOCK  
DERBYSHIRE DE4 3DD**



**£560,000**

**A new build detached three bedroom bungalow as part of an exclusive development of seven single storey homes.**

Standing as part of a development of seven quality bungalows, Plot 6 is planned for completion late Summer to Winter 2021. The distinctive stone built homes are generously proportioned, all fitted and finished to an exacting standard, offering the versatility and benefits of single storey living.

The homes enjoy a stunning setting around one mile from Matlock's central facilities yet with countryside close at hand. The site has a backdrop of Riber Castle perched on the hilltop above and superb views across the town and surrounding landscape.

Starkholmes is a highly regarded district of Matlock, a small market town nestling in the Derwent Valley amongst the delights of the Derbyshire Dales and Peak District countryside. The town has rail links to the national rail network and good road communications to nearby centres includes Alfreton A38 8 miles, J28 M1 11 miles, Chesterfield 10 miles, Bakewell 8 miles, Sheffield 20 miles, Derby 18 miles and Nottingham 24 miles.

For further details and progress reports contact the selling agents. Prices range from £450,000 to £560,000.

- Exclusive development
- New build detached bungalow
- 3 Bedrooms
- Stunning setting



**RICS**

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



## ACCOMMODATION

Fully fitted Breakfast Kitchen  
Spacious Living and Dining Room  
3 Bedrooms  
Bathroom  
Separate Wet Room  
Over-sized Single Garage

**TENURE** – Freehold. The private road will be transferred into a Management Company for future maintenance provision.

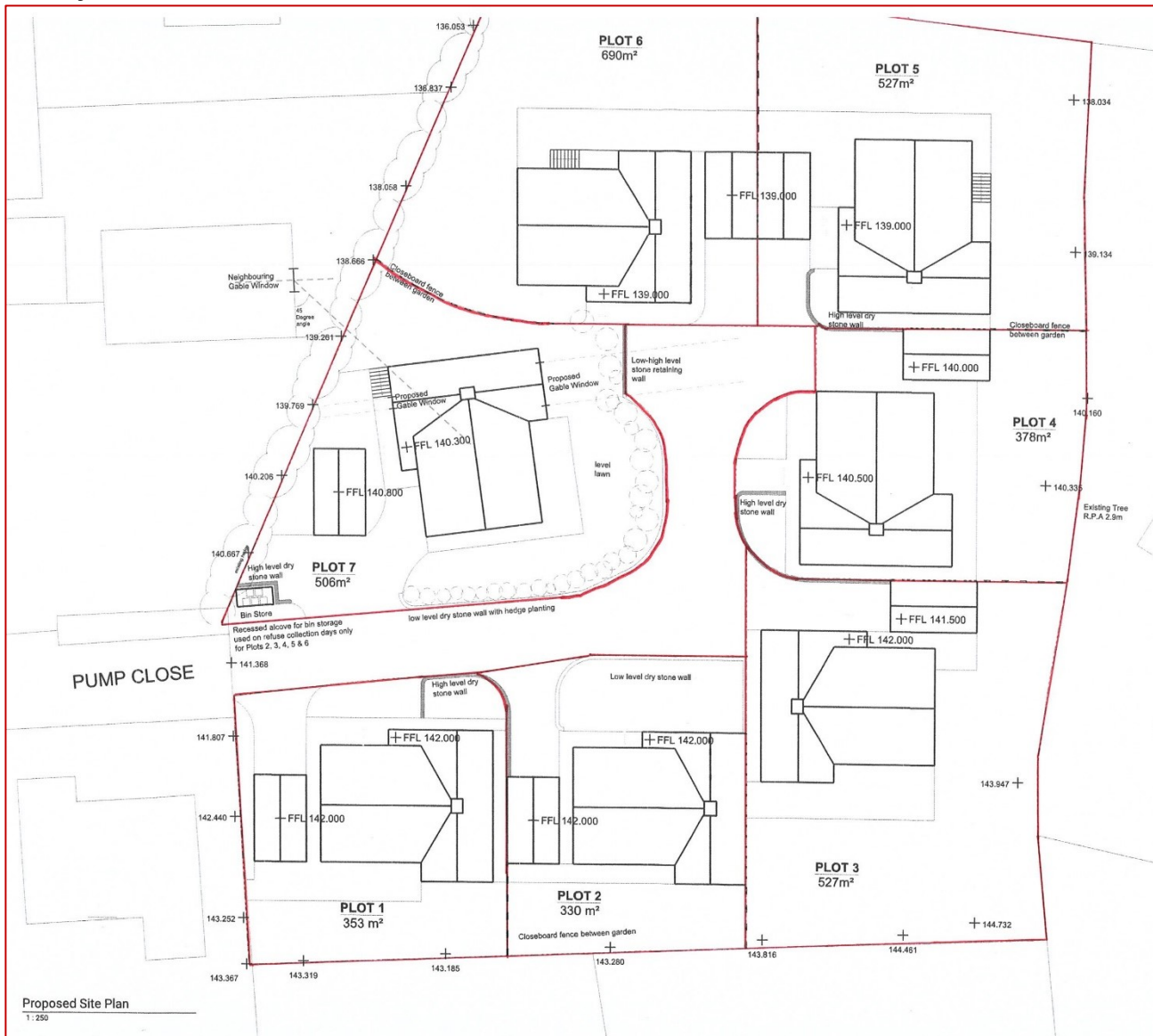
**SPECIFICATION** – Full finish and specification detail available on request. Evans Vettori Architects to provide Professional Consultants Certificate to Council for Mortgage Lenders requirements.

**DIRECTIONS** – From Matlock Crown Square, take Causeway Lane before turning right into Church Street at Matlock Green. Rise up Church Street and into Starkholmes Road, passing Highfields School. Turn left onto Pump Close, and the development can be found at the end of the road.

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

Ref: FTM9890.6

## Plot Layout



[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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.