

**35 DIMPLE ROAD
MATLOCK
DERBYSHIRE DE4 3JX**



O A £300,000

An excellent stone built four bedroomed town property with off lying double garage.

Standing to a row of similar stone built three storey houses, this deceptively spacious home offers cottage character with town house proportion. The accommodation briefly offers two reception rooms, two bathrooms and four double bedrooms plus ancillary space, low maintenance garden and an off lying double garage, a rare advantage for such a town location. The house is finished to a very pleasing standard throughout and a closer inspection is strongly recommended to fully appreciate the space and merits on offer.

The house is situated just a quarter of a mile from Matlock's town centre shops and facilities and a similar distance to the nearby and well respected primary schools. The recreational delights of the Derbyshire Dales and Peak District countryside are also close at hand. Good road communications also lead to the neighbouring centres of employment to include Alfreton, Chesterfield and Bakewell. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

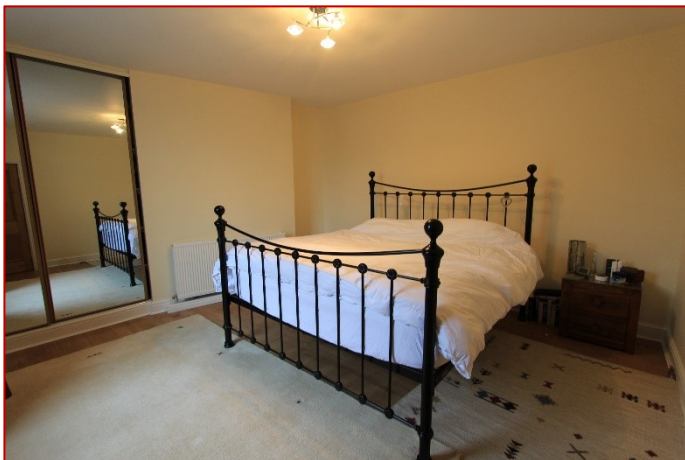
- Stone built town property
- 2 Reception rooms
- 2 Bathrooms
- 4 Double bedrooms
- Ancillary space
- Low maintenance garden
- Off lying double garage
- Finished to a very pleasing standard
- Convenient for well respected primary school
- Viewing highly recommended



RICS

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ACCOMMODATION

At the front of the house, a UPVC double glazed porch provides a dry shelter for in and out of the home together with space for boot and coat storage. A pair of fully glazed doors open to the:

Sitting Room – 3.9m x 4.38m (12' 9" x 14' 4") widening to 5.57m (18' 3") at its widest point, the external wall being set at an angle providing space and character. As a focal point to the room, a brick chimney breast houses a solid fuel cast iron stove and the room is finished with oak laminate flooring. A part glazed pine door leads off to an **inner hallway** with stairs rising to the **first floor** and a similar door opening to the:

Dining Room – 3.95m x 4.7m (12' 11" x 15' 5") average, again with an angled wall to which there is a built-in coat and boiler store housing the gas fired combination condensing boiler. A pair of fully glazed doors allow good natural light and access to the attractive courtyard garden. There is oak effect laminate flooring and an attractive cut stone fireplace with matching raised hearth, inset with a living coal gas fire.

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Fitted Kitchen – 2.38m x 3.98m (7' 10" x 13') fitted with a range of floor mounted cupboards and drawers topped with wood block work surfaces which incorporate a 1½ bowl composite sink unit. There is a four ring gas hob, matching black glass splashback with wall mounted extractor hood above plus a separate eye level oven and grill. The kitchen is finished with a ceramic tiled floor, underfloor heated and window overlooking the patio gardens. A further door leads off to stairs which descend to the **cellar** whilst a second door opens to a:

Utility Room with a continuation of the ceramic tiled floor and with velux roof light, window and external door to the rear courtyard garden. There is plumbing for an automatic washing machine and access to a:

Shower Wet Room finished with a similar ceramic tiled floor extending into a broad walk-in shower area with electric shower fitting. chrome ladder radiator. Low flush WC, pedestal wash hand basin together with full height wall tiling and velux roof light.

Cellar accessed off the kitchen and offering useful ancillary storage.

From the hall, stairs rise to the first floor **landing** where a second flight continues to the top floor. Traditional pine panelled doors lead off to:

Bath and Shower Room fitted with a modern four piece suite to include low flush WC, pedestal wash hand basin, double end bath with mixer taps and a separate walk-in shower cubicle with mixer shower tap and glazed door. There is full height ceramic tiling to the walls, complementary floor tiling with underfloor heating plus a chrome ladder radiator.

Bedroom 1 – 4m x 4.1m (13' 1" x 13' 4") average, the measurements not including the full height built in wardrobe with mirrored sliding doors set to the angled external wall. The rear facing window overlooks the garden and allows a pleasant outlook beyond nearby roof tops to Snitterton Road and the fields above the valley.

Bedroom 2 – 3.9m x 4.38m (12' 9" x 14' 4") a front aspect double bedroom, currently utilised for other purposes which highlights the versatility provided by the available space. There is full height and full width mirrored sliderobes, period corniced ceiling and plaster ceiling rose.

Taking the stairs to the second floor, a **galleried landing** provides access to the **roof void** and has a window to the side and stripped pine doors.

Bedroom 3 – 4m x 4.1m (13' 1" x 13' 4") average, a rear aspect double bedroom, with an improved outlook to the hills across neighbouring properties.

Bedroom 4 – 3.9m x 4.38m (12' 9" x 14' 4") a front facing double bedroom.

OUTSIDE

Fronting the property, a modest forecourt garden with a low maintenance finish and pedestrian gate set to stone pillars. To the rear of the property is an attractively landscaped courtyard garden with low maintenance shrub borders set to raised stone walls and to one corner a raised sitting area. A stone paved circular display is set within a pebbled surround, to the central area. The rear garden can be accessed directly from the dining room, utility room or externally from a rear walkway which is enclosed by a tall wooden fence. The path leads off to an adjacent cul-de-sac which provides access to an off lying:

Double Garage brick built to a flat roof design and with broad up-and-over door. The garage stands within a parking area, shared with two other properties.

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.

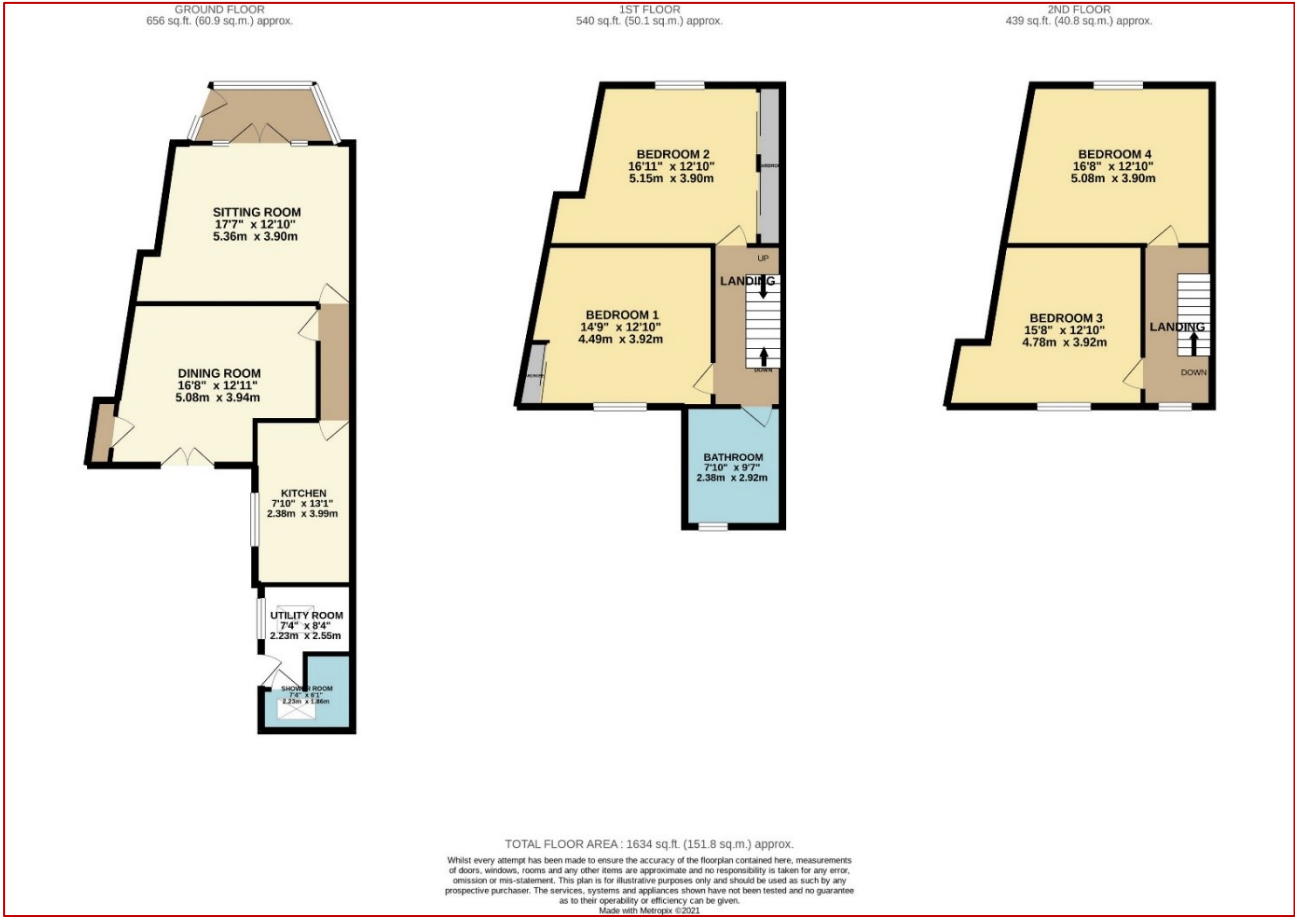
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DIRECTIONS – From Matlock Crown Square take Bakewell Road before turning first right into Dimple Road by Twiggs. Rise up the hill for around 200m and No. 35 can be found on the left hand side.

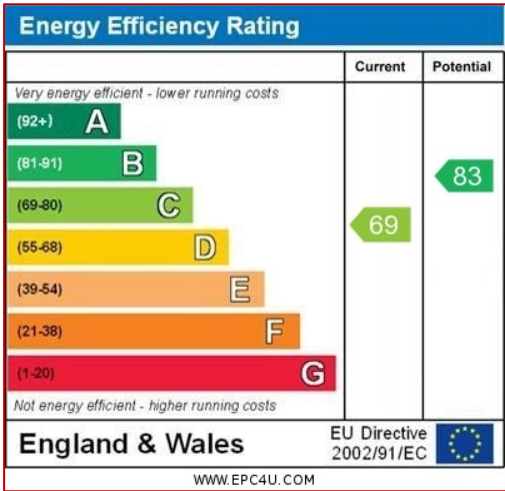
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9901

Floor Plan



EPC Graph



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