

**40 GRITSTONE ROAD
MATLOCK
DERBYSHIRE DE4 3GB**



O A £254,950

An attractive three bedroomed semi-detached home within a sought after residential location and providing opportunity for general upgrading.

Standing semi-detached to a traditional 1930s design, with hip roof and rendered elevations, this attractive property offers well proportioned three bedroomed accommodation. Internally, there is opportunity for general modernisation and updating whilst externally the house is complemented by good sized gardens and off street parking.

Situated on the outskirts of the town, around one mile from Matlock's town centre facilities and with good access to well respected primary and secondary schools nearby. Good road communications also lead further afield to the neighbouring market towns of Chesterfield, Alfreton and Bakewell with the delights of the Derbyshire Dales and Peak District countryside, also close at hand.

- Attractive semi-detached property
- Scope to upgrade
- 3 Bedrooms
- Sought after residential location
- Gardens to front and rear
- Off street parking
- Primary and secondary schooling close by
- Viewing highly recommended



RICS

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ACCOMMODATION

An enclosed **porchway** has twin UPVC doors, black and white chequered tiled floor and an attractive panelled and leaded glazed door with similar original decorative glazing to the side and top panels. The door opens to an **entrance hall**, good sized with stairs rising to the **first floor**, beneath which is a:

Cloak Room with corner wash hand basin, low flush WC, red quarry tiled floor, obscured glazed window and extractor fan.

From the hallway, a door opens into the:

Kitchen – 3.94m x 2.82m (12' 9" x 9' 3") widening to 3.26m (10' 7"). There is a range of oak fronted cupboards and drawers plus granite effect work surfaces which encompass a stainless steel sink unit and four ring gas hob. There is a built in extractor, plumbing for an automatic washing machine and eye level electric oven. There are two windows to the rear, additional window facing the front with breakfast bar facility and an external door providing access from the drive at the side of the house. Concealed to a wall cupboard is the gas fired combination boiler which serves the central heating and hot water system.

From the kitchen, an open arch doorway leads to the:

Dining Room – 3.77m x 3.62m (12' 4" x 11' 11") enjoying good natural light through full height glazing and doors looking across the rear gardens. There are ceiling and wall light points and sliding glazed doors providing a semi open plan aspect to the adjoining:

Sitting Room – 3.95m x 3.62m (13' x 11' 11") the longer measurement not including the broad bowed window facing the front. There is an attractive living coal gas fire set above a slim marble hearth and a stripped panelled door from the hall.

From the hallway, stairs rise to the first floor **landing** with window to the side and similar stripped panelled 1930 style doors leading off to:

Bath and Shower Room – 2.25m x 2.85m (7' 5" x 9' 4") fitted with a coloured suite to include a low flush WC, pedestal wash hand basin, panelled bath and separate walk-in shower cubicle with folding glazed screen and electric shower fitting. The room has full height ceramic tiling to all walls, access to the roof void and windows to two elevations.

Bedroom 1 – 3.95m x 3.62m (13' x 11' 10") a spacious double bedroom featuring the broad bay window to the front which also allows a pleasant outlook with views beyond the rooftops of the cul-de-sac to the Pine Woods, Riber Castle in the south and even Crich Stand on the farthest horizon.

Bedroom 2 – 3.77m x 3.62m (12' 4" x 11' 10") a rear aspect double bedroom overlooking the gardens and with a pleasant outlook beyond neighbouring roof tops towards the Pine Woods of Matlock Moor.

Bedroom 3 – 2.25m x 2.45m (7' 5" x 8') a front facing single bedroom.

OUTSIDE

The house is complemented by good sized gardens to front and rear and a tarmac drive which provides car standing for two vehicles. A forecourt garden is laid to lawn with surrounding herbaceous borders, sheltered from the roadside by a low stone wall. The larger garden area is found at the rear, again principally laid to lawns with privet screens to two sides and border planting. There is a flagged sitting area and timber **garden shed**, all offering scope for further landscaping and space for family recreation.

TENURE – Freehold.

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

COUNCIL TAX – Band C.

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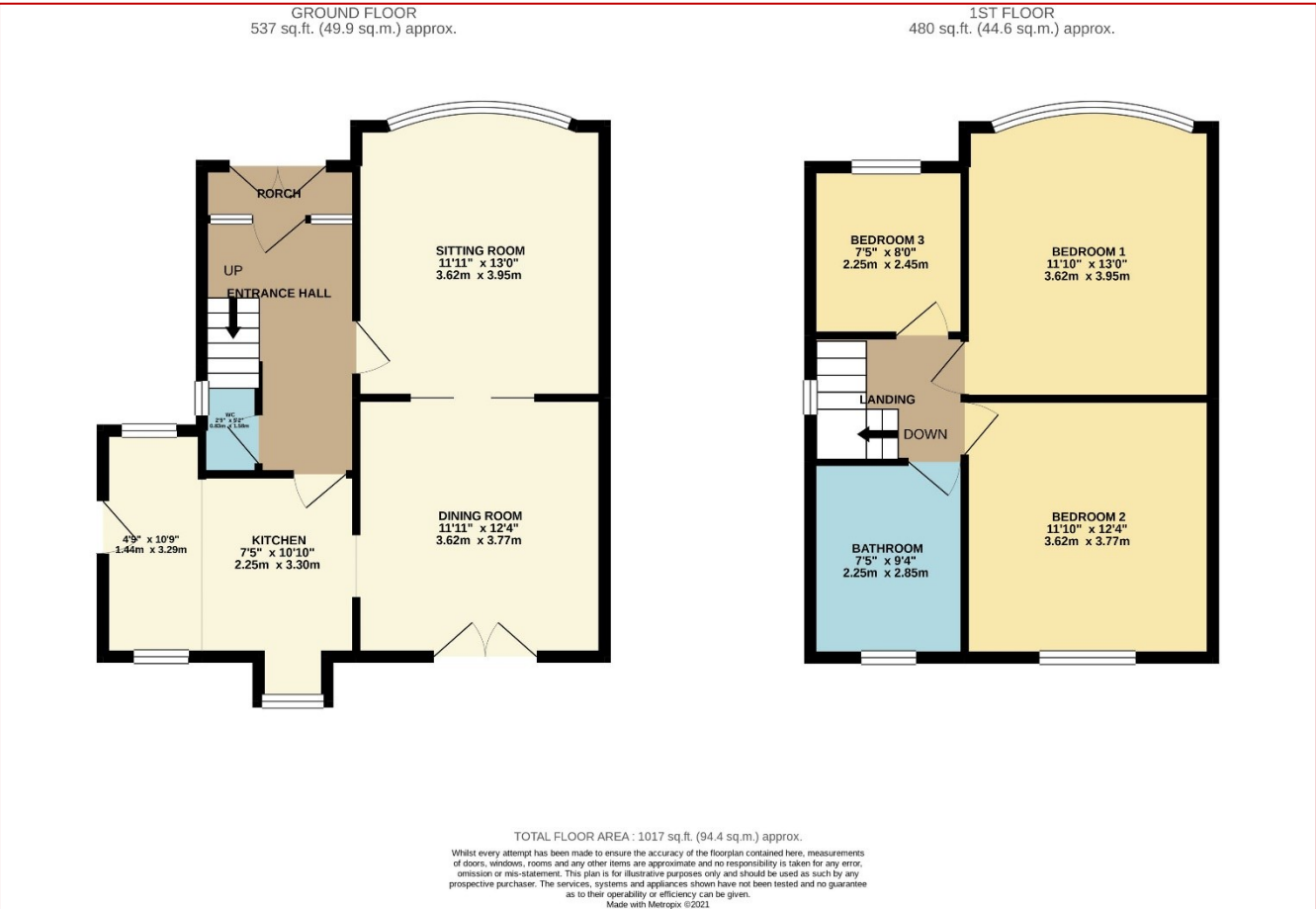
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane before turning second left into Steep Turnpike. Rise up the hill and at the T junction with Chesterfield Road, bear left. Continue rising up the hill on beyond the Duke of Wellington public house before turning left into Wolds Road. At the T junction with Gritstone Road, No. 40 can be found almost opposite to the left.

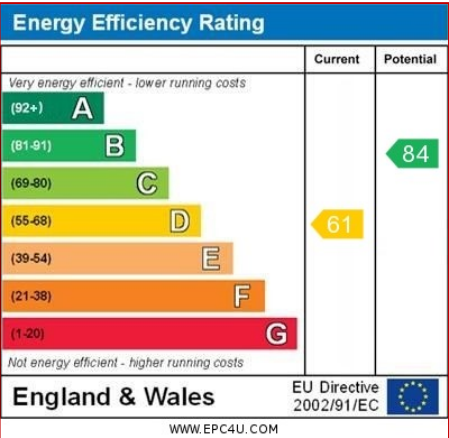
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9929

Floor Plan



EPC Graph



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