

**42 HAWLEYS CLOSE
MATLOCK
DERBYSHIRE DE4 5LY**



O A £360,000

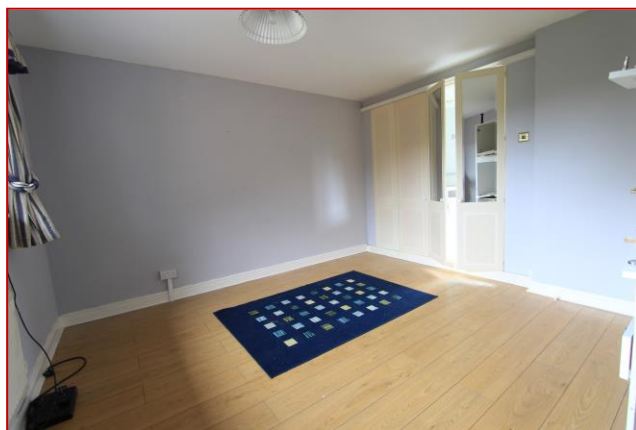
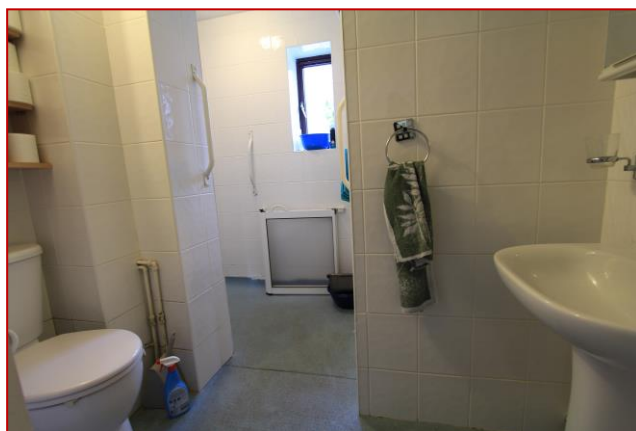
Enjoying an end of cul-de-sac location with fine southerly views, a modern detached house providing quite individual accommodation in need of general updating.

Enjoying an end of cul-de-sac position, within a sought after residential development on the outskirts of the town, this detached four bedroom house has seen later extension to provide quite individual accommodation and generous living space, which takes advantage of southerly views across and beyond the Lumsdale valley. The accommodation would benefit from general updating and refurbishment in parts, whilst overall presenting an excellent opportunity to create a comfortable family home. The property is well placed for accessing local countryside walks, the town centre shops and facilities are around one mile away and Highfields Secondary School, together with a choice of primary schools, are each close by.

Good road communications also lead to the neighbouring market towns of Chesterfield, Alfreton and Bakewell, with the cities of Sheffield, Derby and Nottingham also lying within daily commuting distance.

- Modern detached home
- In need of general updating / refurbishment in parts
- Excellent opportunity
- Quiet cul-de-sac location
- Generous living space
- Individual extension
- Four bedrooms, two bathrooms (potential for third)
- Car standing and garage
- Good sized gardens
- Southerly rear views
- Viewing highly recommended

PHOTO GALLERY



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ACCOMMODATION

A uPVC decorative glazed front door opens to an **entrance lobby** having a built-in coat cupboard and being open to a **central hallway**, off which stairs rise to the first floor, with useful storage cupboard beneath.

Shower / wet room – adapted to incorporate a useful extension to the house, there is a low flush WC and pedestal wash hand basin, plus a broad shower area designed for disabled access and being fitted with a thermostatic shower.

Fitted kitchen – 2.51m x 3.6m (8' 3" x 11' 10") extending to 4.66m (15' 4") there is a range of built-in cupboards, drawers and wood grain effect work surfaces, which incorporate a 1½ bowl composite sink unit. There is a four ring gas hob with extractor hood above and an eye level electric oven, plus an integral dishwasher, and to one wall a gas fired combination condensing boiler which serves the central heating and hot water system.

Dining room – 3.94m x 2.86m (12' 11" x 9' 5") with corniced ceiling, dado rails and laminate floor. The room has an open doorway to the adjacent garden room and a pair of glazed door which also provide a semi-open aspect to the...

Sitting room – 4.82m x 3.56m (15' 10" x 11' 8") with rear aspect window looking across the gardens and to the wooded slopes which rise above Lumsdale. A tiled and dark wood fireplace houses a log effect gas fire and again there is a corniced ceiling and dado rails.

Garden room – 4.69m x 2.41m (15' 5" x 7' 11") by 3.55m x 1.78m (11' 8" x 5' 10") an L-shaped room being open plan to the dining area and the extension being designed to take full advantage of the distant southerly views across the tree lined Lumsdale valley and the pine woods beyond. There is full height glazing and patio doors to three elevations, all of which allow excellent natural light. The room is finished with a pine clad ceiling, dado rails and an additional Velux roof light. Off the garden room a door opens to a...

Side passage – a walk way with uPVC double glazed doors to both front and rear, also being accessed from the kitchen and creating a dry access to the **garage** and **utility room**.

Garage – 5.08m x 2.5m (16' 8" x 8' 3") with roller door, electric power and light.

Utility room – 3.17m x 2.3m (10' 5" x 7' 7") with a range of built-in cupboards, drawers and work surfaces, stainless steel sink unit and plumbing for an automatic washing machine. There is a ceramic tiled floor, window to the side and access to useful eaves storage.

Garden studio / store - a pleasant work or hobby room externally accessed from the rear gardens and adjoining the garage and utility room.

From the central hallway, stairs rise to the first floor **landing**, which has access to the roof void (with a drop down ladder), a linen store and range of built-in wardrobing.

Bedroom 1 – 3.12m x 2.78m (10' 3" x 9' 2") maximum, a front facing L-shaped room, wrapping round a bulk head plinth.

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Bedroom 2 – 3.17m x 2.65m (10' 5" x 8' 9") a rear aspect double bedroom with views across the gardens and towards the countryside beyond.

Bedroom 3 / living room – 4.6m x 2.39m (15' 1" x 7' 10") an extension to the original house standing above the garden room with a fully glazed gable wall, which commands a stunning outlook across the gardens and woods beyond. There is a pine boarded floor, vaulted pine clad ceiling and additional windows to each side.

Master bedroom 4 – 4m x 3.71m (13' 2" x 12' 2") a good double bedroom with similar views to the rear and mock wardrobe doors which conceal access to an...

Potential ensuite bathroom – 2.28m x 2.2m (7' 6" x 7' 3") previous suite has been removed although the plumbing for a shower and hand basin remains. There is full height ceramic tiling, broad vanity mirror to one wall and an obscure glazed window.

Family bathroom – fitted with a white "Heritage" suite to include a low flush WC, pedestal wash hand basin and panelled bath with mixer shower fitting above. There is full height ceramic tiling, ceramic tiled floor and obscure glazed window.

OUTSIDE

The house stands to the end of a cul-de-sac, which leads into a drive providing car standing and access to the garage. There is an attractive forecourt garden laid to lawn with herbaceous borders, Rowen tree and ramp access to the front door. The rear gardens slope gently away from the house and have been pleasantly landscaped and stocked to provide colour and interest throughout the year. Close to the house there are pebbled and decked sitting areas and rustic steps wind through shallow tiers. There is a timber garden shed and summerhouse towards the lower level of the gardens where there is a timber decked terrace. The gardens enjoy a southerly aspect and delightful views, all complemented by mature specimen trees, shrubs and perennials.

TENURE – Freehold.

SERVICES – All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No test has been made on the services or their distribution.

COUNCIL TAX – Band E.

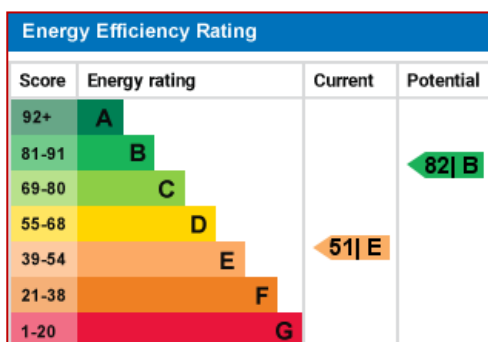
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane before turning second left into Steep Turnpike. Rise up the hill and at the top turn left into Chesterfield Road. Continue rising before turning right, opposite the Duke of Wellington Public House, into Asker Lane. Follow Asker Lane for around 400m before turning left into Hawleys Close. Follow the road almost to its end before turning right into the final cul-de-sac, bear right again and no. 42 can be found off to the right as the second to last house.

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

Ref: FTM9991

EPC Graph

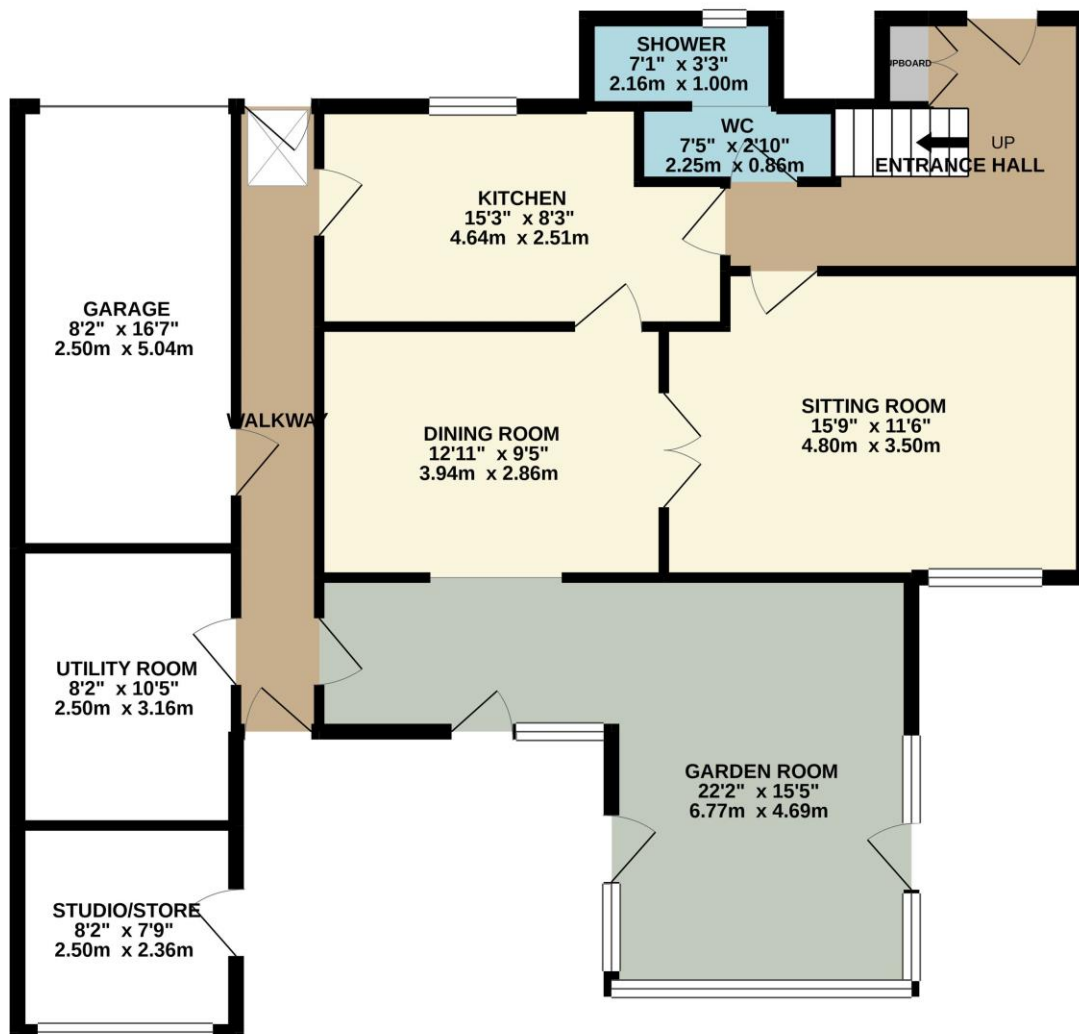


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Floor Plan

GROUND FLOOR 1147 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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