

MONFALCONE
12 OLD HACKNEY LANE
MATLOCK
DERBYSHIRE DE4 2QL



○ A £299,000

An individual detached bungalow with garage and a good sized garden plot.

Situated within a favourable location, just half a mile from Matlock's central facilities at the upper end of Old Hackney Lane, this individual detached bungalow provides well proportioned two bedroom accommodation. Outside the good sized plot provides mature gardens to the front, side and rear, together with a detached single garage. There is opportunity for cosmetic updating and an early inspection is strongly recommended.

The bungalow fronts Old Hackney Lane yet is accessed off a private cul-de-sac from where good road communications lead in and around the town with the central shops and facilities around half a mile away. Further afield there is Bakewell (8 miles), Chesterfield (10 miles), Alfreton (8 miles), whilst the cities of Sheffield, Derby and Nottingham are all within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are also readily accessible.

- Individual detached bungalow
- Good sized garden plot
- Well proportioned accommodation
- Favourable location
- Detached single garage
- Opportunity for updating
- Close to Matlock's facilities and amenities

PHOTO GALLERY



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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

From the front of the bungalow, a modern uPVC front door with decorative viewing panel opens to a **central hallway** with a built-in coat cupboard, there is access to the roof void, within which is the gas fired boiler which serves the central heating and hot water system, and doors leading off to the principle accommodation.

Sitting room – 5.09m x 3.81m (16' 8" x 12' 6") enjoying excellent natural light with broad uPVC double glazed windows to the front and side. There is both ceiling and wall light points and a feature stone fire surround.

Kitchen – 4.27m x 3.43m (14' x 11' 3") the measurements not including a number of integral storage cupboards to include two pantries, former airing cupboard and utility store housing the electric and gas meters. A modern range of cupboards, drawers and work surfaces provide more usual storage and incorporate a stainless steel sink unit, 4-ring gas hob with steel extractor hood above and low level electric oven below. There is plumbing for an automatic washing machine and a part glazed door opening to the...

Utility / boot room – 4.27m x 2.13m (14' x 7") a single storey extension to the property, stone built to half height and well glazed. There is plumbing for an automatic washing machine and external uPVC door leading from the side gardens.

Wet room – providing shower and wash facilities with a wet room finish to the floor and disability access into the shower area. There is complementary ceramic tiling, wall hung corner wash hand basin and chrome ladder radiator.

Separate WC – with low flush WC.

Bedroom 1 – 3.77m x 3.17m (12' 5" x 10' 5") a good double bedroom facing the rear gardens and with adjustable book shelving and built-in double wardrobe.

Bedroom 2 – 3.77m x 3.47m (12' 4" x 11' 5") a second double bedroom with a similar integral double wardrobe and additional built-in wardrobes with painted finish, whilst incorporating hanging cupboards to either side of a central dressing table and high level cupboards above.

OUTSIDE

A good sized corner plot includes gardens to the front, side and rear. Adjacent to the front of the bungalow is a full broad paved patio which gives way down two shallow steps onto a gently sloping lawned garden surrounded by mature shrub borders and a conifer screen. Paths lead to each side passed similar lawns, shrubberies and flower borders, together with a second patio well placed to enjoy the sun throughout the day, which allows pleasant views towards Masson Hill beyond opposing rooftops. The garden slopes gently to the rear boundary with further shrubs, small lawn and paved sitting areas.

Accessed off the cul-de-sac to the rear of the house, a single garage built of reconstituted stone beneath a modern flat roof and with a metal up and over door.

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 specific test has been made on the services or their distribution.

EPC RATING – D67 current / B86 potential

COUNCIL TAX – Band D

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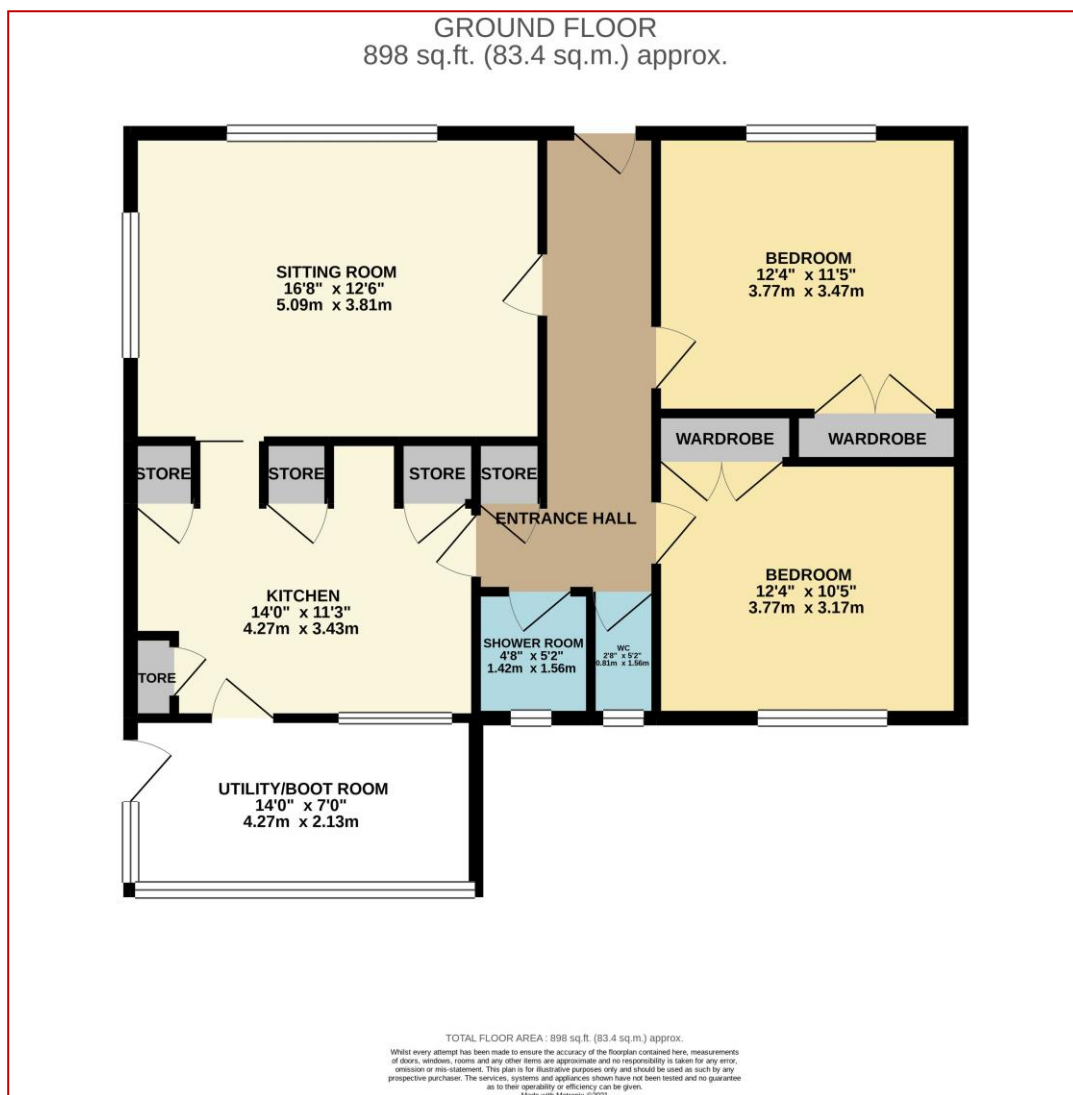
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 Bakewell Road turning right into Dimple Road by Twiggs. Rise up the hill keeping left into Hurds Hollow and continue to its end passing All Saint's School. At the crossroads turn left into Old Hackney Lane and locate the cul-de-sac almost immediately on the right hand side. Monfalcone is the property on the left hand side at the mouth of the cul-de-sac.

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

Ref: FTM10031

Floor Plan



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