

11 HACKNEY ROAD  
MATLOCK  
DERBYSHIRE DE4 2PW



○ A £365,000

Situated within a favoured edge of town location, which commands superb views to the hillsides across the Derwent Valley, a modern detached three bedroom home.

Offering scope for some updating, this traditional 1960's built house presents a rare opportunity to those seeking a comfortable family home in one of the town's more sought after locations. The brick and tile property stands to a larger than average garden plot, which takes full advantage of the south westerly aspect and valley views, whilst also being pleasantly situated, tucked away from the roadside, at the end of a private driveway, which provides the benefit of off street parking and a detached single garage. A later extension to the property provides additional ground floor utility and shower room, which complements the original breakfast kitchen and open plan sitting through dining room. At the first floor, there are three good bedrooms and bathroom all set around a spacious landing. There is ample room for further extension if required and subject to any necessary planning consents.

- Spacious three bedroom extended detached property
- Good sized garden plot
- Detached single garage
- Sought after location
- Scope for general updating
- South westerly aspect
- Tucked away position
- Viewing recommended



## LOCATION

Matlock's town centre facilities lie less than one mile away and there is the benefit of well respected primary schooling closer at hand, not to mention access to the delights of the neighbouring Derbyshire Dales countryside. Good road communications lead to the surrounding townships of Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

## PHOTO GALLERY



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## ACCOMMODATION

A uPVC double glazed door with matching glazed panels to each side, opens to a **reception hall** with corniced ceiling, stairs leading off to the first floor, and hardwood herringbone parquet flooring which continues through to the sitting and dining room.

**Dining room** – 3.27m x 2.72m (10' 9" x 8' 11") accessed from the hall and with an open plan aspect to the adjacent sitting area, which combined make an excellent all day family living space. The dining room has a broad uPVC double glazed window, which commands stunning views across the gardens towards the hillsides which rise to Bonsall Moor across the valley.

**Sitting room** – 3.52m x 4.88m (11' 7" x 16') featuring similar views through the full width sliding patio doors, and again with a continuation of the hardwood parquet floor. As a focal point to the room, a raised tiled hearth houses a multi fuel cast iron stove, which is set to an arched stone fire recess.

**Breakfast kitchen** – 4.88m x 3.01m (16' x 9' 10") again taking advantage of views across the valley and access to the patio and gardens through the sliding doors. The kitchen is fitted with a range of modern cupboards, drawers and work surfaces, which incorporate a stainless steel sink unit. There is a contemporary steel and glass extractor fan, electric hob (under counter oven not working), integral refrigerator and freezer. There is an additional hardwood window to the front, ceramic tiled floor and a slate lined chimney recess. There is ample space for daily dining and a hardwood multi panelled door leads off to a...

**Utility room** – 2.63m x 2.05m (8' 8" x 6' 9") with low level cupboards, work bench, stainless steel sink unit and plumbing for an automatic washing machine. To one wall, a gas fired combination boiler, which serves the central heating and hot water system. There is access to the roof void of this single storey extension, uPVC double glazed door giving secondary access from the front of the house, and a separate window to the side. A door leads off to a...

**Shower room** – 2.05m x 1.21m (6' 9" x 3' 11") fully tiled with low flush WC, pedestal wash hand basin and walk-in shower cubicle.

Returning through the reception hall, stairs lead off the first floor **landing** having a window in the gable wall and a second window allowing good natural light from the front. Doors lead off to...

**Bedroom 1** – 3.65m x 2.88m (12' x 9' 5") a rear aspect double bedroom commanding fine views beyond the garden and neighbouring mature trees.

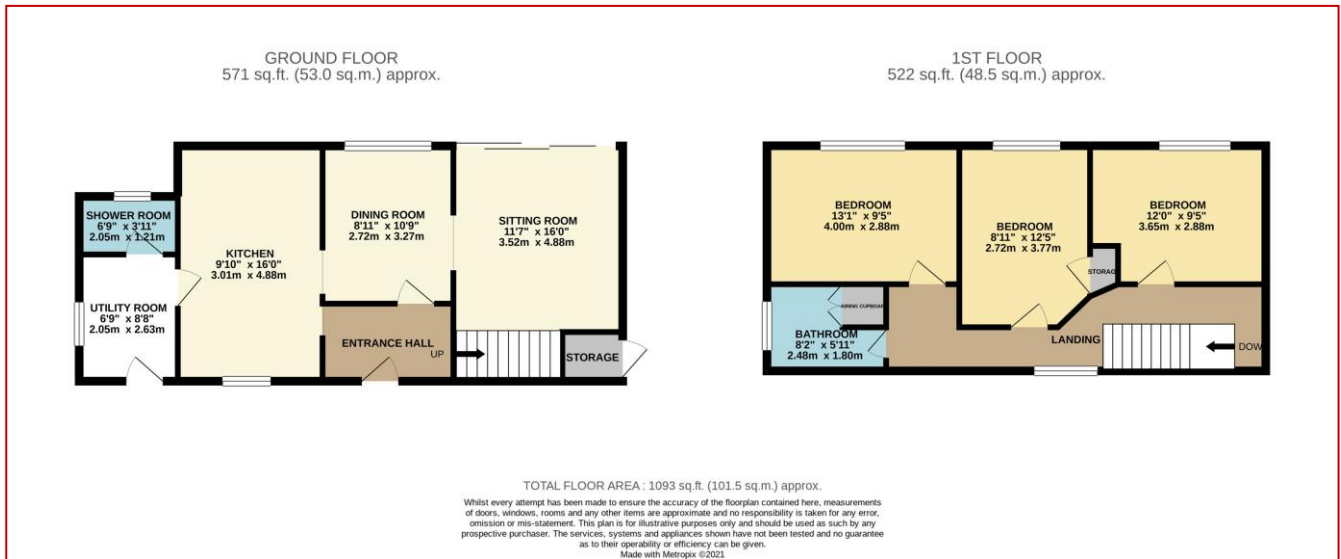
**Bedroom 2** – 3.77m x 2.72m (12' 5" x 8' 11") a second double bedroom with similar views, and built-in storage.

**Bedroom 3** – 4m x 2.88m (13' 1" x 9' 5") with views across the valley, and access to the roof void.

**Bathroom** – 2.48m x 1.8m (8' 2" x 5' 11") fitted with a white suite to include a cast iron bath, pedestal wash hand basin and low flush WC. There is ceramic tiling to half height and a built-in airing cupboard store, which houses the foam lagged hot water cylinder.



## FLOOR PLAN



## OUTSIDE

The house is tucked away from the roadside at the end of a private driveway, shared with the neighbouring properties. The roadside wall is draped with wisteria and there is further shrub planting to the driveway borders. At the head of the driveway, an area of parking and access to a...

**Detached single garage** – 5.5m x 2.83m (18' 2" x 9' 4") brick built with a flat roof, electric power and light.

Steps lead from the driveway to the front entrance and close to the garage is an outside **store**, integral to the main house, set beneath the stairs. The house stands with a good sized garden plot, which includes a broad paved patio terrace adjacent to the house and with a base for an extension to the patio prepared above raised stone walls. The principal garden slopes gently away and is laid to grass with an ornamental pond and fruit trees within the lower boundary.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property, which enjoys the benefit of gas fired central heating and sealed unit double glazing (some in need of replacement). No specific test has been made on the services or their distribution.

**EPC RATING** – 43E current / 86B potential

**COUNCIL TAX** – 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.

**DIRECTIONS** – From Matlock Crown Square, take the A6 Bakewell Road for a short distance before turning first right by Twiggs into Dimple Road. Rise up the hill, keeping left into Hurds Hollow and after passing the school turn right at the T-junction, turn immediately left into Farley Hill, then left again into Hackney Road, no. 11 can be found below road level off to the left hand side. For initial viewings, we recommend parking on the roadside.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228. Ref: FTM10054

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