

1 WELLFIELD COURT
MATLOCK
DERBYSHIRE DE4 3GJ



O A £180,000

A modern two bedroom town house within a convenient and sought after cul-de-sac location.

Built in the 1980's of brick beneath a tiled roof, and as part of this small cul-de-sac development, which is set back from any main thoroughfare yet well placed for access in and around the town, the property stands to one end of a small terrace providing easily managed two bedroom accommodation with the benefit of uPVC double glazing and gas fired central heating. The house is complemented by private off street parking and attractive gardens.

The property is well placed for access to County Hall and the amenities of Smedley Street close by, with the town centre shops and wider facilities around ½ a mile away. Good road communications lead to the surrounding centres of employment, which include Chesterfield, Bakewell and Alfreton, whilst the delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Modern end terrace town house
- Well presented
- Two bedrooms
- Parking for one vehicle
- Rear garden
- Convenient location
- Ready access to the local road network
- No upward chain

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.

FLOOR PLAN



ACCOMMODATION

A uPVC double glazed front door opens to an **entrance porch**, which in turn opens to the...

Sitting room – 4.49m x 3.85m (14' 9" x 12' 8") well proportioned as an all day living space and with room to create a small dining area if required. There is a uPVC double glazed window to the front, stairs leading to the first floor, with a useful open void beneath and built-in cloaks cupboard. As a focal point to the room, a modern electric fire set above a cream marble hearth with matching inset and wooden surround. A door leads off to the...

Fitted kitchen – 3.85m x 2.56m (12' 8" x 8' 5") fitted with a range of modern cupboards, drawers and work surfaces, which incorporate a 1½ bowl stainless steel sink unit, there is a free standing gas cooker, plumbing for an automatic washing machine and to one wall the gas fired boiler, which serves the central heating and hot water system. There is room for a small occasional dining table, window to the rear and a door providing external access to the rear patio and gardens.

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From the sitting room, stairs rise to the first floor **landing**, which has access to the roof void, and doors off the remaining accommodation.

Bedroom 1 – 3.11m x 2.85m widening to 3.85m (10' 2" x 9' 4" widening to 12' 8") a good sized double bedroom with two front facing windows and built-in storage set above the stairwell.

Bedroom 2 – 3.33m x 2.17m (10' 11" x 7' 2") maximum, with rear facing window.

Bathroom – fitted with a white suite to include a panelled bath with electric shower fitted above, wash hand basin set above a modern cabinet, and a similarly fitted low flush WC. There is full height ceramic tiling to three walls and a chromed ladder radiator.

OUTSIDE

Standing to the end of this small terrace, there is the benefit of a small side pathway and garden, gated from the front, and which provides useful space for shed or bin storage. The rear gardens include a small lawn, deep herbaceous border and paved patio adjacent to the house. A gateway within the rear boundary provides pedestrian access directly off Rutland Street.

The property also has the benefit of off street parking for one vehicle at the front of the house.

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 – Current 66D / Potential 82B

COUNCIL TAX – Band B.

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 Bank Road rising up the hill beyond County Hall and continuing into Rutland Street. Continue until locating the right hand turn into Wellfield Avenue, just before reaching Wellington Street. Turn into Rutland Avenue, then immediately left into Wellfield Court and the property can be found as the first house on the left.

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

Ref: FTM10076

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