

222 SMEDLEY STREET
MATLOCK
DERBYSHIRE DE4 3JD



○ A £225,000

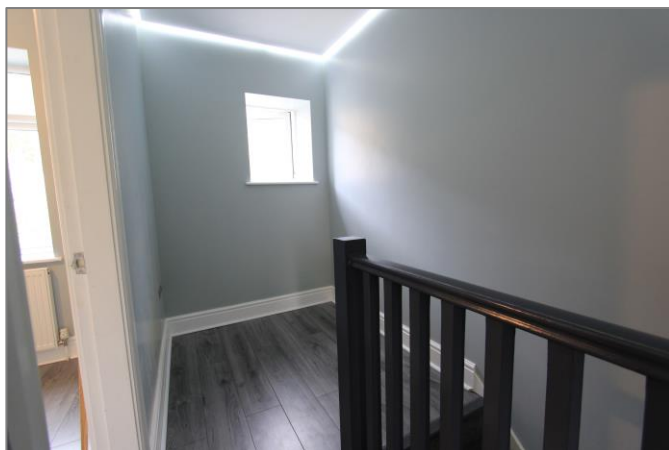
Benefiting from extensive refurbishment, a character stone built cottage within a convenient town location.

Combining traditional character with quality and style, this attractive stone built terraced property has recently undergone extensive refurbishment. A sympathetic modern finish is evident throughout the two bedroom accommodation and includes newly fitted kitchen and bathroom, impressive stone fireplace with stove to the sitting room and the benefit of a useful outside utility room. The property enjoys a convenient and tucked away location around half a mile from Matlock's town centre, yet set back from the main thoroughfare and ideally suited to the first time buyer, professional couple or perhaps second home investor seeking a bolt hole in the town.

Matlock boasts a wide range of local shops, cafes / restaurants and bars and lies within the Derwent Valley amidst the surrounding Derbyshire Dales and Peak District countryside. Good road communications lead to the neighbouring market towns of Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- Character stone terraced cottage
- Recent extensive refurbishment
- Sympathetic modern style
- Two bedrooms
- Feature fireplace with multi fuel stove
- Front and rear gardens
- Tucked away location
- Close to town facilities
- Viewing highly recommended

PHOTO GALLERY



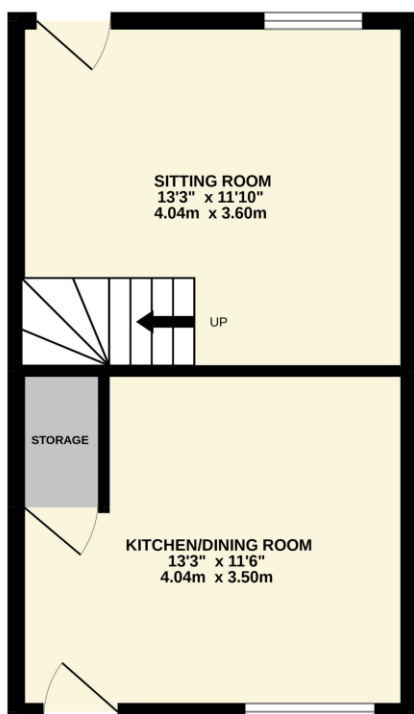
www.fidler-taylor.co.uk

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.

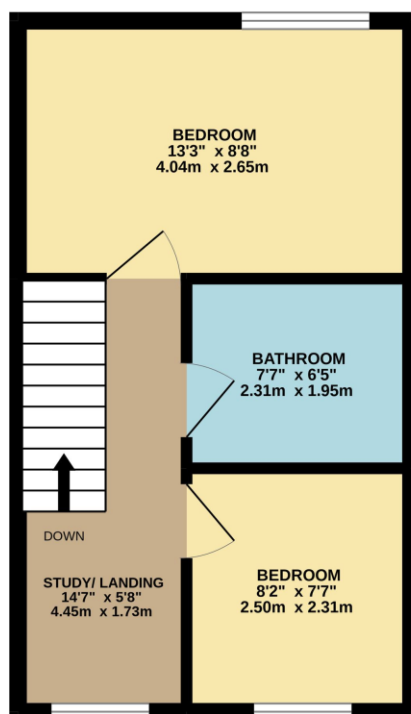


FLOOR PLAN

GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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.

Made with Metroplan ©2022

www.fidler-taylor.co.uk

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

A uPVC part double glazed front door, with fan light above, opens directly to the...

Sitting room – 4.05m x 3.6m (13' 4" x 11' 10") blending character with a sympathetic modern style, the room features a substantial stone fireplace inset with a solid fuel stove set above a raised hearth. The room is finished with ceramic tiling in neutral shades and has an open doorway to the...

Dining kitchen – 3.5m x 4.05m (11' 6" x 11' 10") recently refitted to two walls with a range of cupboards, drawers and work surfaces, which incorporate a 1½ bowl sink unit. Integral appliances include an under counter electric oven, black ceramic hob, with steel splash back, and extractor canopy above, integral refrigerator and dishwasher. There is a continuation of the ceramic tiled floor, to one corner a deep walk-in storage cupboard and a uPVC double glazed door provides external access to the rear yard and utility outbuildings.

From the sitting room, stairs rise in a dog leg fashion to a broad **landing** with window to the rear, ample space for a study desk or occasional furniture and concealed perimeter lighting to the ceiling. There is also access to the roof void via a drop down ladder.

Bedroom 1 – 4.04m x 2.65m (13' 3" x 8' 8") a front aspect double room finished with wood grain laminate flooring continued from the landing.

Bedroom 2 – 2.5m x 2.3m (8' 3" x 7' 7") with laminate flooring and a rear aspect window, which looks across neighbouring gardens towards the wooded slopes rising to Cavendish Park.

Bathroom – stylishly finished and fitted with a modern white suite to include a low flush WC, pedestal wash hand basin, shaped bath with waterfall taps and dual spray mixer shower fitting. There is a glazed screen, full height wall and floor tiles, chromed ladder radiator and mirrored vanity cupboard with integral shaver point.

OUTSIDE

The property is set well back from the roadside and tucked away behind a separate terrace where shared pathways lead to the front. A stone paved path with a gentle gradient leads to the front door and adjacent to which is a modest lawned garden. At the rear of the house, where neighbouring properties are afforded a pedestrian right of way, there is a stone paved yard and a...

Utility store - similarly refurbished built with a rendered finish beneath a slate roof and with a uPVC double glazed door and window. There is plumbing for an automatic washing machine, electric power and light.

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 71C / Potential 87B

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.

www.fidler-taylor.co.uk

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.

DIRECTIONS – From Matlock Crown Square, take Bank Road rising up the hill before turning left into Smedley Street after passing County Hall. Proceed along Smedley Street for around half a mile, passing All Saints' Church and the following junction, continuing for a further 300m and locating no. 222 is set back from the roadside within a small terrace accessed from a driveway (adjacent to no. 228).

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

Ref: FTM10128

www.fidler-taylor.co.uk

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.