

18 KNOWLESTON PLACE
MATLOCK GREEN
MATLOCK
DERBYSHIRE DE4 3BU



O A £195,000

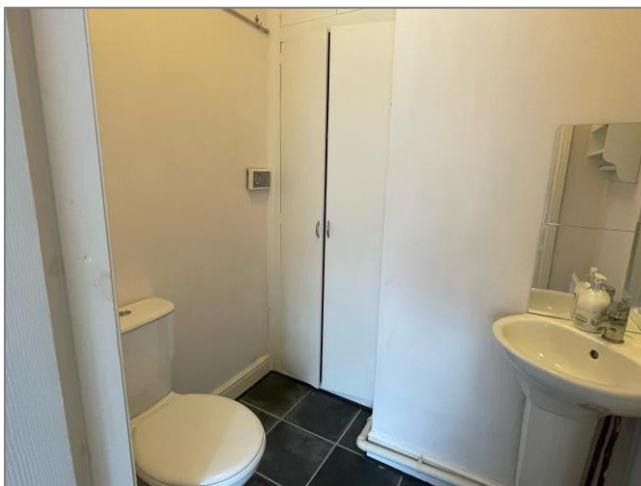
An attractive stone fronted cottage, enjoying a tucked away position within Matlock Green, and benefiting from level access to Matlock's town centre and the adjoining Hall Leys Park.

Built with a natural stone front elevation and beneath a blue slate roof, this character two bedroom cottage stands mid terraced and tucked away from any main thoroughfare. The cottage is complemented by an attractive and well stocked garden, alongside Bentley Brook, and presents an excellent opportunity for the first time buyer, professional couple or perhaps retirees who appreciate the convenient and pleasant location.

A walk through the delightful Hall Leys Park takes you into the town centre, around ¼ of a mile away, whilst good road communications lead to the neighbouring centres of employment to include Bakewell (8 miles), Chesterfield (10 miles) and Alfreton (9 miles). The delights of the surrounding Derbyshire Dales and Peak District countryside are close at hand.

- Attractive character cottage
- Convenient location
- Close to Hall Leys Park
- Two bedrooms
- South facing cottage garden adjoining Bentley Brook
- Suit a variety of purchasers
- Viewing recommended

PHOTO GALLERY

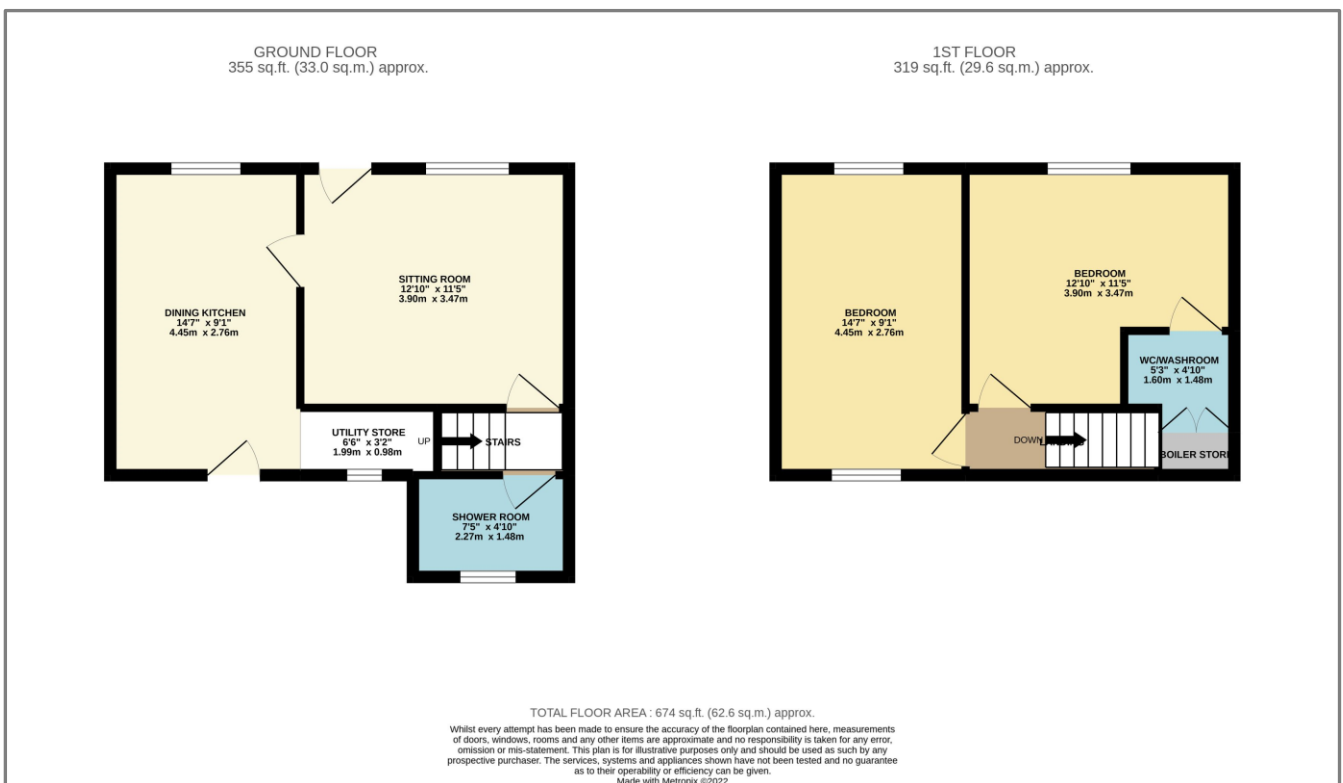


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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.



FLOOR PLAN



ACCOMMODATION

Sitting room – 3.90m x 3.47m (12' 10" x 11' 5") the front door leading from the lane side, with a uPVC double glazed window to the front, built-in display shelving with meter cupboard beneath and a living coal gas fire set within the chimney breast. A door leads off to the stair lobby and a separate door opens to the...

Dining kitchen – 4.45m x 2.76m (14' 7" x 9' 1") fitted with a range of modern cupboards, drawers and work surfaces, together with space for tumble dryer, sink unit and gas cooker point. There is ample space for daily dining and an open doorway leads to a deep under stairs **store** and **utility room** with plumbing for an automatic washing machine.

Shower room – 2.27m x 1.47m (7' 5" x 4' 10") accessed off the foot of the stairs and being fitted with a modern white suite to include a low flush WC, wash hand basin and corner shower cubicle.

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Stairs rise to the first floor **landing**, which has doors leading off to...

Bedroom 1 – 3.90m x 3.47m (12' 10" x 11' 5") a good double bedroom with front aspect window, feature cast fireplace and to one corner an...

Ensuite washroom – 1.60m x 1.48m (5' 3" x 4' 10") fitted with a low flush WC and wash hand basin. To the rear of the room a built-in cupboard houses the gas fired combination condensing boiler which serves the central heating and hot water system.

Bedroom 2 – 4.45m x 2.76m (14' 7" x 9' 1") a good sized room enjoying good natural light with two windows to the rear overlooking the gardens and Bentley Brook.

OUTSIDE

At the rear of the cottage, with a pathway access from one side via a timber gate, is an area of enclosed cottage garden, south facing and adjoining Bentley Brook, which flows into the River Derwent at the head of Hall Leys Park. There are paved and pebbled sitting areas amongst mature shrub and flower borders.

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 - TBC

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 Causeway Lane following Hall Leys Park before turning right into Knowleston Place at the head of the park. Follow the road round to the very end keeping left at the bridge and no. 18 can be found opposite the parking bays on the right hand side, before the road turns into a pedestrian walkway.

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

Ref: FTM10137

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