

LYNCHMERE
OLD HACKNEY LANE
MATLOCK
DERBYSHIRE DE4 2QJ



○ A £340,000

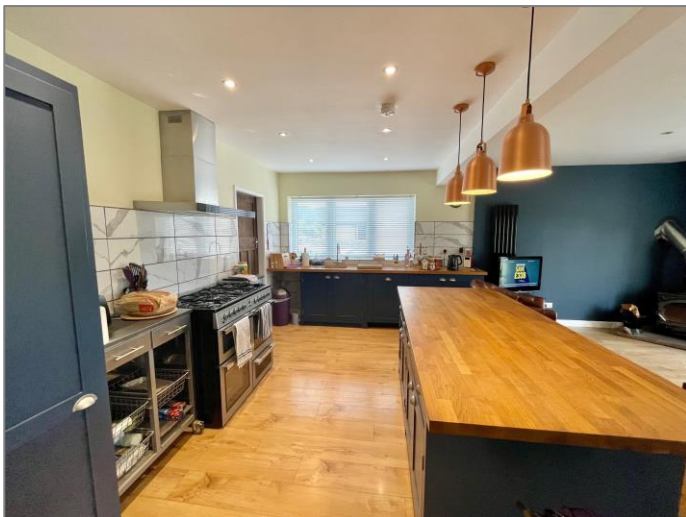
An excellent two bedroom bungalow of traditional 1930's design, adapted and upgraded to provide contemporary open plan living, together with the benefit of good sized landscaped gardens, parking and garage.

Stone built beneath a hipped tiled roof and with an attractive white rendered roadside elevation, this traditional detached bungalow has seen an extensive programme of renovation and upgrading through recent years and adapted internally to provide a stylish open plan living space. The well proportioned two bedroom accommodation is complemented by a good sized garden plot, pleasantly landscaped and enjoying a south westerly aspect with views across the Derwent Valley. There is the added benefit of off street parking and a recently constructed stone built garage.

- Traditional detached bungalow
- Upgraded and renovated in recent years
- Open plan living
- Two double bedrooms
- Attractively landscaped gardens
- Stone built garage
- Parking
- Viewing recommended

Lynchmere is conveniently situated within lower Hackney, mid way between the wide range of market town amenities of Matlock and the more local shops and facilities in nearby Darley Dale. Although set well back from the A6 trunk road, the property is handy for good bus and road links to the neighbouring centres to include Bakewell, Chesterfield and Alfreton, whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are on the doorstep.

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

Accessing the property from the roadside driveway at the rear, a uPVC stable style door with top opening panel, opens to an **entrance lobby** with oak laminate flooring, which continues to the main living areas.

Bathroom – 2.62m x 1.69m (8' 7" x 5' 6") accessed off the lobby and fitted with a modern white suite to include a wash hand basin to a built-in cabinet, low flush WC and panelled bath with dual head shower above. There is a chromed ladder radiator, stylish tiling to the floor and two walls.

Living, dining, kitchen – 6.27m x 5.49m (20' 7" x 18') overall, an excellent open living space featuring a well equipped kitchen, cast iron multi fuel stove to flagged hearth and corner position, French doors allowing the views and access to the gardens and an additional broad window to the side allowing excellent natural light. The kitchen area is part separated by an island unit and breakfast bar and fitted with a good range of cupboards, drawers and wood block work surfaces, which incorporates an under mounted pot sink. There is a position to a range style cooker, integral dishwasher, vertical hung gloss black radiators. Off the sitting room is a **walk-in store**, shelved and offering a versatile storage space.

Utility room – 1.81m x 1.69m (5' 11" x 5' 6") with plumbing for an automatic washing machine and housing the wall mounted gas fired combination boiler, which serves the central heating and hot water system.

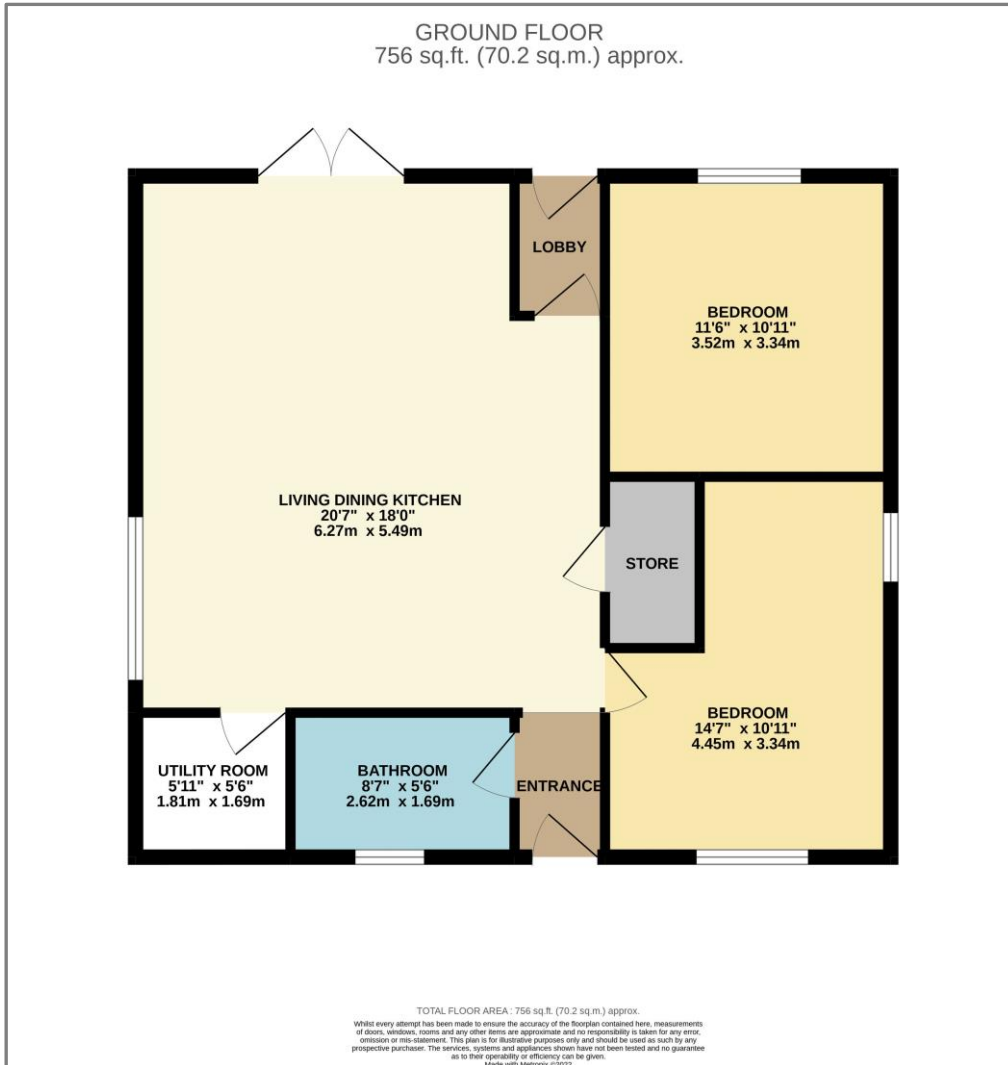
Bedroom 1 – 4.45m x 3.34m (14' 7" x 10' 11") a well proportioned double bedroom with windows to two elevations.

Bedroom 2 – 3.52m x 3.34m (11' 6" x 10' 11") a second double bedroom looking across the garden and towards the hillsides across the valley.

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FLOOR PLAN



OUTSIDE

From the roadside, a broad gravelled driveway provides forecourt parking off which there is access to a...

Detached stone built garage – a good single garage with electric power, light, remote controlled roller door and loft storage.

A path leads to the side of the property and to the principal gardens found, at what is considered the front, and which enjoys a south and westerly aspects, benefiting from the day's sun throughout. Adjacent to the property, a full width patio has a spa gravelled finish and gives way through gated paths at a slightly lower level to a central lawn with raised borders, shrubs and pond. The lower garden again features lawns and an additional patio area, all sheltered within fenced boundaries.

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 68D / 85B Potential

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COUNCIL TAX – Band 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 north towards Darley Dale. After passing the Whitworth Hospital, turn next right sharply into Old Hackney Lane. Lynchmere can be found on the right hand side after approximately 100m, identified by the agents' For Sale board.

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

Ref: FTM10166

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