

18 JACKSON TOR ROAD  
MATLOCK  
DERBYSHIRE DE4 3JS



○ A £220,000

An attractive stone built three bedroom terrace house, standing with fine views from a tucked away and elevated town location.

Presented to a pleasing modern style, this mid terrace stone built town cottage provides an excellent opportunity for the first time buyer, professional couple or small family. The house offers three storey accommodation, which includes a stylish attic third bedroom, whilst outside there is a modest cottage garden fronting the property and to a higher level at the rear a larger patio and garden, with a wooden shed, all easily managed. Superb views are enjoyed from the house and gardens, across the town and valley towards the opposing hills of Masson, High Tor, Riber and Bolehill on the far horizon.

The house enjoys a tucked away position on a no through road off Matlock Bank, around half a mile from the town centre. There is also ready access to the nearby bars and amenities of Smedley Street, with County Hall less than a quarter of a mile away. Good road communications lead to the surrounding delights of the Peak District and Derbyshire Dales countryside and to the neighbouring town of Bakewell (8 miles), Alfreton (8 miles) and Chesterfield (10 miles).

- Attractive stone town cottage
- Commanding fine views
- Tucked away position
- Three storey accommodation
- Front garden and elevated rear garden
- Stylish attic bedroom
- Viewing highly recommended



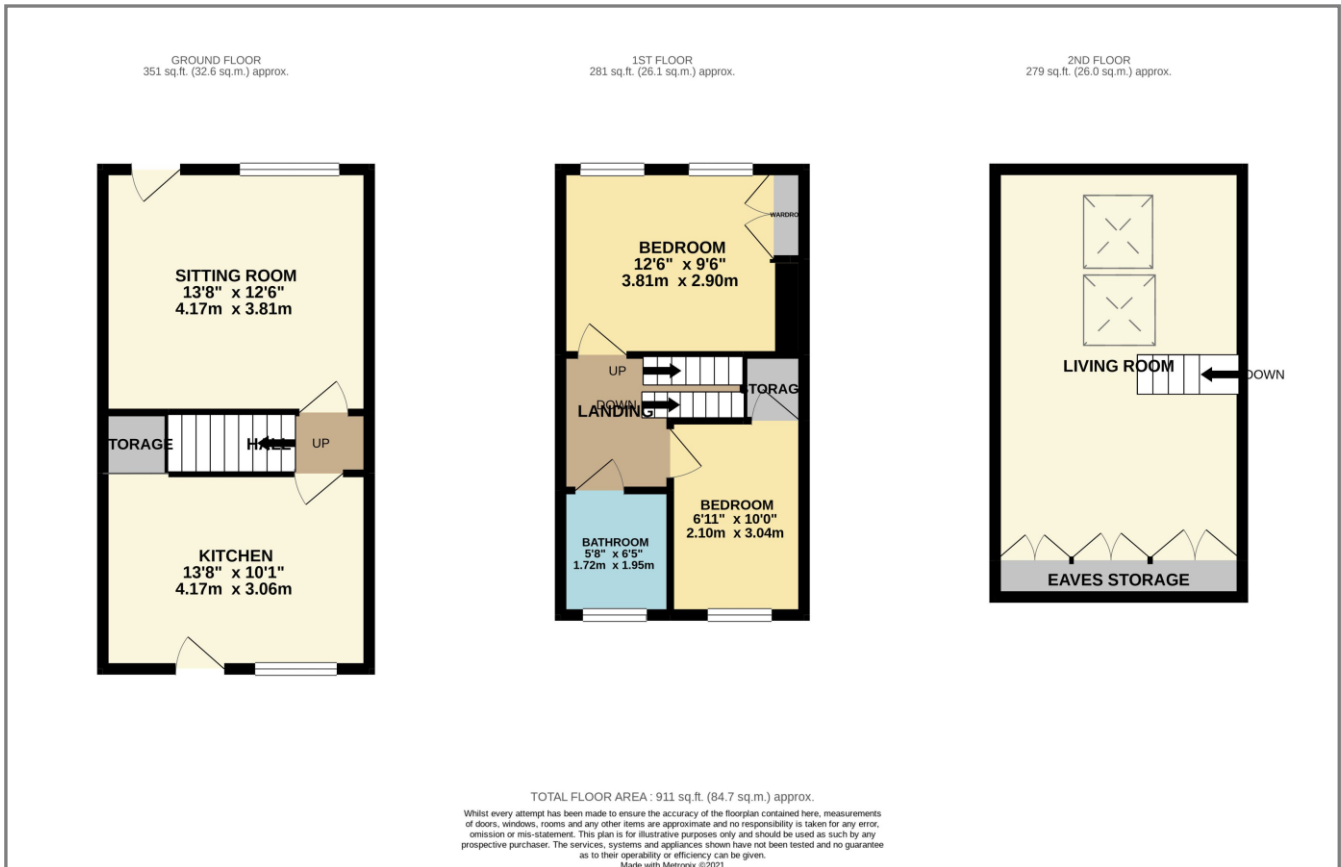
## PHOTO GALLERY



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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** – 4.17m x 3.81m (13' 8" x 12' 6") with a high corniced ceiling, storage and display plinths either side of a chimney breast which sites a cast iron solid fuel grate with a modern oak fire surround and raised tiled hearth. A front facing window allows superb views beyond nearby rooftops towards central Matlock and the slopes which rise to High Tor, Riber Castle to the left and Bolehill on the far horizon.

An oak framed glass door leads through the **stair lobby** with built-in book shelving and a similar door to the...

**Dining kitchen** – 4.17m x 3.06m (13' 8" x 10' 1") fitted with a range of modern low level cupboards and drawers topped with work surfaces which integrate a 1½ bowl sink unit and a four ring gas hob. There is an under counter oven, stainless extractor canopy, plumbing for an automatic washing machine plus complementary pan and display shelving. Two windows face the rear to either side of a central door which provides external access to the yard and terrace from where wooden steps rise up to the rear gardens. Off the kitchen, there is access to a useful **pantry store** set beneath the stairs. Also within the kitchen area, a wall mounted gas fired boiler serves the central heating and hot water system.

From the inner hall, stairs rise to the first floor **landing**, which splits to front and rear and also has access to the second stairwell leading to the attic bedroom.

**Bedroom 1** – 3.81m x 2.9m (12' 6" x 9' 6") a good sized double bedroom, the measurements not including the range of full height built-in wardrobes to one side of the chimney breast. Two front aspect windows allow ever improved views to the south across the rooftops of Matlock Bank and County Hall, with Causeway Lane in the valley bottom and the surrounding slopes of Riber, Starkholmes and Masson.

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**Bedroom 2** – 3.04m x 2.1m (10' x 6' 11") maximum, currently utilised as a work room or guest room. There is a range of full height built-in wardrobing plus shelving to the opposite side of the chimney breast and a rear aspect window looking up to the rear gardens. A door leads off to a deep walk-in **store** set beneath and above the stairwells all fitted with shelving and providing useful storage.

**Bathroom** – fitted with a white suite to include a pedestal wash hand basin, low flush WC and a panelled bath with mixer shower fitted above. There is complementary ceramic tiling, built-in shelf storage and obscured glazed window.

**Attic bedroom 3** – 3.87m x 5.36m (12' 9" x 17' 7") the longer measurement taken from the front of the full width built-in eaves storage to the lower eaves at the front. Two Velux roof lights stretch either side of the purlin to the front of the property allowing excellent natural light and stunning views across the Derwent Valley landscape. The room is simply finished with a modern style and incorporating natural wood and glass balustrade and integral lighting.

## OUTSIDE

From the laneside, a short flight of stone steps, shared with the adjoining cottage, lead to the front of the house. Here there is an attractive forecourt garden laid to grass with sitting area and attractive borders. As with many terraces, there is a shared access around the end of the row leading to a shared path and yard at the rear. From here, wooden steps rise to the higher garden area, which is retained by recently constructed limestone gabions. The upper garden, again, takes full advantage of views across the rooftops and includes a paved sitting area with timber garden **shed**, lawn and surrounding borders.

**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. No specific test has been made on the services or their distribution.

**EPC RATING** – Current / Potential

**COUNCIL TAX** – 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 before turning left into Smedley Street. Continue along Smedley Street for around 400m before taking Smith Road, second on the right. Rise to the top of this hill and access to Jackson Tor Road is opposite (for initial viewing it is recommended to park on Jackson Road or Smith Road and walk to the property). Rise up Jackson Tor Road and as a separate lane comes in from the right no. 18 can be found above the laneside.

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

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