

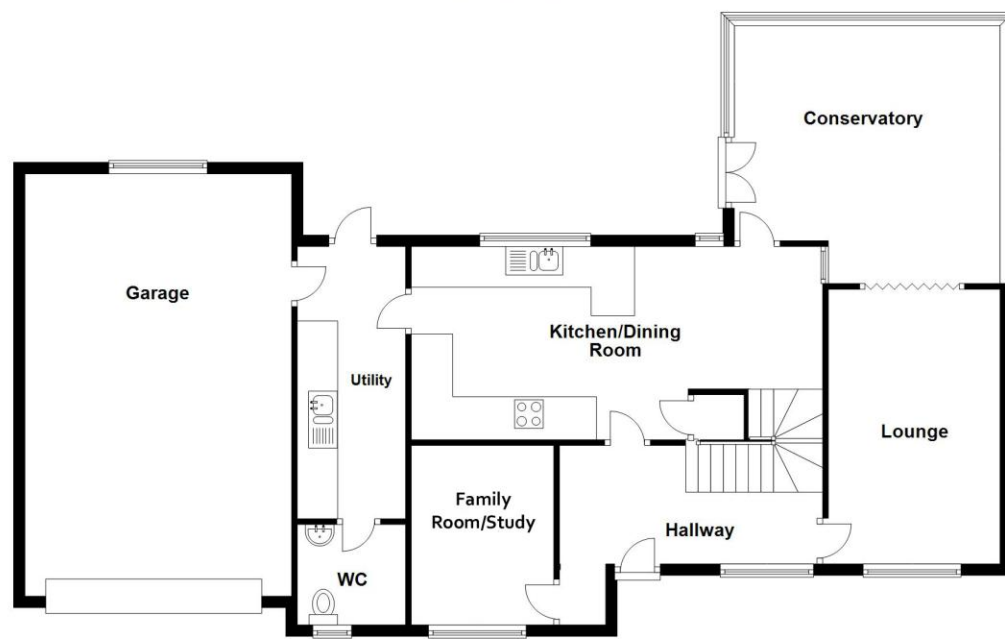






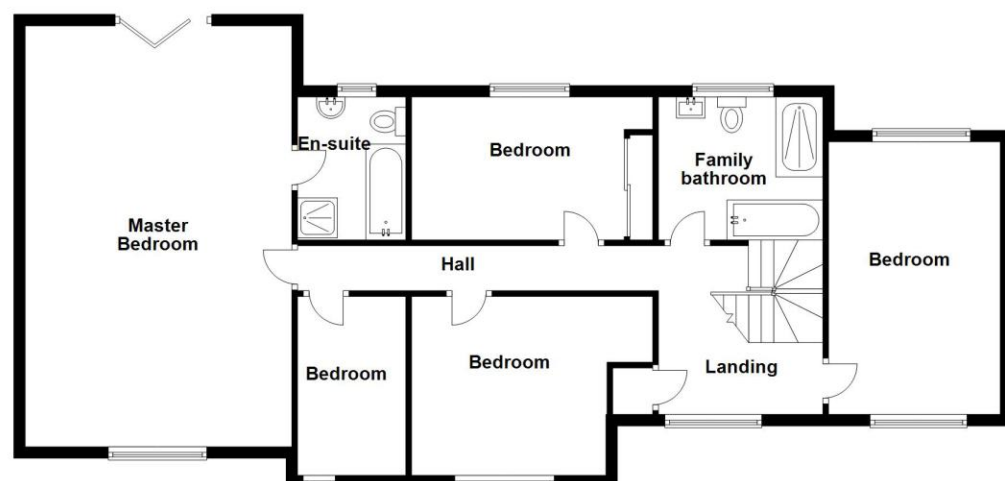
**Ground Floor**

Approx. 101.4 sq. metres (1091.1 sq. feet)



**First Floor**

Approx. 99.1 sq. metres (1066.3 sq. feet)



Total area: approx. 200.4 sq. metres (2157.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.















An exceptionally spacious stone-built property which has recently been extensively remodelled and refurbished to create a superb family home ideally located within easy reach of the town centre. Offering five bedrooms, master en-suite, family bathroom, spacious sitting room with large conservatory off, reception hallway, good-sized dining kitchen, utility room, cloakroom and family room/study. There is a large integral garage, delightful gardens and superb views.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via a half glazed composite entrance door which opens to:

**RECEPTION HALLWAY 15'1 x 6'7 (4.6m x 2m)**

Having a staircase rising to the upper floor accommodation, front aspect double glazed window, light wood effect laminate flooring and central heating radiator. There is a telephone point with internet connection. A panelled door opens to:

**SITTING ROOM 16' x 9'11 (4.88m x 3.02m)**

Having front aspect upvc double glazed windows and bi-fold doors opening to the conservatory. The room has a feature fire opening with a raised stone hearth and heavy exposed gritstone lintel housing a multi-fuel stove. There is a central heating radiator with thermostatic valve and television aerial point with satellite facility.

**CONSERVATORY 16'7 x 11'11 (5.05m x 3.63m)**

Being constructed in upvc having floor-length double-glazed panels and a double glazed apexed roof. A door opens onto a raised flagged terrace to the rear of the property. The room has light wood effect laminate flooring, central heating radiators with thermostatic valves and a wall lamp point. From the conservatory there are superb views over the gardens and surrounding open countryside taking in High Tor and The Heights of Abraham.

From the hallway further doors open to:

**FAMILY ROOM/STUDY 9'9 x 8'3 (2.97m x 2.51m)**

With a front aspect upvc double glazed window, central heating radiator with thermostatic valve and an alcove with built-in shelving.

**DINING KITCHEN 23'11 x 11'5 (7.29m x 3.48m)**

A delightfully light and spacious room having rear aspect upvc double glazed picture windows with superb views over the wooded hills and open countryside of the Derwent Valley. A half-glazed door opens to the conservatory. The room has light wood effect laminate flooring and a good range of kitchen units in a light oak finish with cupboards and drawers set beneath a granite effect work surface with a tiled splashback. There are wall mounted storage cupboards, glass fronted display cabinets and open display shelves. Set within the worksurface is a four-burner gas hob over which is an extractor hood. There is a one- and three-quarter bowl sink with mixer tap. The worksurface returns to form a peninsula room divide and breakfast bar. Fitted within the kitchen is a Hotpoint eye level double oven and grill. Concealed within the base cupboards is space and connection for a dishwasher, under worksurface fridge and freezer. The room has a central heating radiator with thermostatic valve, downlight spotlights and a point for a ceiling mounted television. There is ample space for a family dining table. A pair of doors open to a useful under stairs storage cupboard with a hanging rail. An additional storage area is accessed from double oak doors from the dining room, offering excellent space for additional storage.

From the kitchen a half-glazed door leads to:

**UTILITY ROOM 15'7 x 6'5 (4.75m x 1.95m)**

Having a stable style entrance door opening onto the gardens to the rear of the property. There are ceramic tiles to the floor, central heating radiator with thermostatic valve and a range of kitchen units in a light oak finish with wall mounted storage cupboards and open display shelves. There is a worksurface with storage cupboards beneath and an inset twin bowl sink with mixer tap. Beneath the worksurface is space and connection for an automatic washing machine and tumble dryer etc. A panelled door opens to:

**CLOAKROOM 6'4 x 5'9 (1.93m x 1.75m)**

Having front aspect upvc double glazed windows with obscured glass, ceramic tiles to the floor following through from the utility room, suite with dual flush close coupled WC and contemporary wash hand basin with storage cupboards beneath. There is coat hanging space and a chrome finish ladder style towel radiator. Sited within the room is the Worcester fitted gas fired boiler which provides hot water and central heating to the property.

From the utility room a half-glazed door leads to:

**INTEGRAL GARAGE 25'1 x 16'10 (7.64m x 5.13m)**

Having an electrically operated sliding panel up and over vehicular access door, rear aspect double glazed windows, power and lighting.

From the hallway a three-quarter turn staircase with open spindles rises to:

**FIRST FLOOR GALLERIED LANDING 10'1 x 9'8 (3.07m x 2.95m) & 21'10 x 2'7 (6.35m x 0.78m)**

Having a front aspect upvc double glazed window with views over the surrounding properties and wooded hills that surround the area. The landing has a central heating radiator with thermostatic valve. A door opens to an airing cupboard having slatted linen storage shelving. An access hatch with a retractable ladder opens to a partly bordered loft space. From the landing doors open to:

**MASTER BEDROOM 24'3 x 16'8 (7.39m x 5.08m)**

With front aspect double glazed windows and a pair of patio doors opening to a Juliet balcony and enjoying fine far reaching views over the wooded hills and open countryside of the Derwent Valley. The room has central heating radiators with thermostatic valves, wall and centre light points, over bed reading lights and point for a wall mounted television. A panelled door opens to:

**EN SUITE BATHROOM 7'9 x 6'5 (2.36m x 1.95m)**

Having a rear aspect window with obscured glass, suite with quadrant shower cubicle with mixer shower having an overhead spray and body jets, panelled bath with mixer tap and handheld shower spray, pedestal wash hand basin and dual flush close coupled WC. There is an architectural feature vertical column radiator and an extractor fan. The room is illuminated by low energy downlights.

**BEDROOM TWO 16'1 x 9'11 (4.9m x 3.02m)**

With dual aspect upvc double glazed windows taking advantage of the superb far reaching views. The room has central heating radiators with thermostatic valves.

**FAMILY BATHROOM 9'7 x 8' (2.92m x 2.44m)**

Being fully tiled and having a rear aspect double glazed window with obscured glass. Fitted with a contemporary suite with panelled bath with mixer taps and handheld shower spray, wash hand basin set upon a washstand with storage cupboard and drawers beneath, dual flush close coupled WC. There is a level entry shower cubicle with mixer shower. The room has a central heating radiator with thermostatic valve.

**BEDROOM THREE 13'10 x 8'1 (4.22m x 2.46m)**

Having rear aspect windows enjoying the superb views afforded by the property. The room has a central heating radiator with thermostatic valve, built-in wardrobe with hanging rail and storage shelving and there are open display shelves and point for a wall mounted television.

**BEDROOM FOUR 11'5 x 10'2 (3.48m x 3.1m)**

With a front aspect upvc double glazed window with views over the town towards Riber Castle. The room has a central heating radiator with thermostatic valve, point for a wall mounted television and an alcove 3'2 x 2'4 (0.96m x 0.71m) ideal for a fitted wardrobe.

**BEDROOM FIVE 9'10 x 6'5 (3m x 1.95m)**

With a front aspect window having similar views to bedroom four. There is a central heating radiator. This room would make an ideal work from home space if not required as a bedroom.

**OUTSIDE**

The property is approached via a driveway which provides off-road parking for several vehicles and gives access to the double garage. To the front of the property is an area of garden with a lawn, ornamental trees and a log store. A pathway runs down the side of the property to a large delightful enclosed rear garden where there is a raised flagged terrace immediately to the rear of the property where the doors open from the conservatory and utility room. Beyond the terrace is a good-sized area of garden laid to lawn enclosed by hedging and fencing. The gardens enjoy a South Westerly aspect and fine far reaching views. The property has outside lighting on PIR sensors, CCTV and an outside water supply.

**SERVICES AND GENERAL INFORMATION**

Services all mains services are connected to the property. The property is fitted with photovoltaic solar panels.

**COUNCIL TAX BAND (Correct at time of publication) 'E'**

**TENURE**

Freehold

**DIRECTIONS**

Leaving Matlock along the A615 towards Bakewell, take the first right turn into Dimple Road which becomes Hurds Hollow and the property can be found on the left-hand side.

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

