



## Starkholmes Road, Matlock, DE4 3DD

With tremendous views of Riber Castle and located close to schools, this beautiful family home has lots of living space, a large garden with lawn and dining patio and plenty of on-street parking right outside. Starkholmes is a popular and friendly neighbourhood, within walking distance of Matlock town centre, countryside walks and down to the attractions of Matlock Bath.

On the ground floor, the entrance lobby and hallway lead through to the sitting room, dining room, garden room and kitchen. To the first floor are three bedrooms and that wonderful bathroom.

The front and rear gardens have well-tended flower beds and have several seating areas, perfect for drinking in the impressive views.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Immaculate, extended family home
- 3 bedrooms, bathroom and 3 reception rooms
- Close to schools
- Walking distance to town and Matlock Bath
- Popular, friendly neighbourhood
- New oak herringbone flooring in the hallway
- Views directly across to Riber Castle
- South and west facing garden with dining patio
- Gorgeous spacious bathroom with rolltop bath
- Modern high quality kitchen

**£310,000**



## Starkholmes Road, , Matlock, DE4 3DD

### Front of the home

A traditional dry stone wall forms the front boundary. A decorative iron gate opens to three stone steps leading up to the front garden and entrance door. The neat lawned front garden has colourful flower beds, whilst a path on the left leads to the side entrance and rear garden.

From this front garden, you have tremendous views directly up to Riber Castle opposite. There is a modern wall light beside the composite part-glazed front door with chrome handle and letterbox.

### Entrance Lobby

This very useful space has tile-effect laminate flooring. There is space here to kick off shoes and hang coats. The lobby has a ceiling light fitting, an exposed stone wall on the right, a tall window on the left and stained glass window and original front door into the entrance hallway.

### Entrance Hallway

Individually-laid oak herringbone flooring, a high ceiling and painted wooden staircase combine to create an elegant entrance to the home. The hallway has a radiator, ceiling light fitting and matching white panelled doors to the sitting room, dining room (and on to the garden room) and kitchen.

### Sitting Room

14'11" x 11'11" (4.55 x 3.65)

This beautiful room has an east-facing bay window which floods the room with natural light and has views across to the hillside and Riber Castle. A wood burner and flue sit upon a flagstone hearth in the chimney breast fireplace. The room is carpeted and has a radiator, ceiling light fitting and - like all rooms - skirting boards and ceiling coving.

### Dining Room

12'3" x 11'11" (3.75 x 3.65)

Situated beside the kitchen, this spacious room has plenty of space for a 4-6 seater dining table. It's a versatile room so could also be a second reception room, home office or playroom close to the kitchen. The carpeted room has a radiator, ceiling light fitting and double glass-panelled doors into the garden room.

### Garden Room

10'2" x 7'2" (3.1 x 2.2)

With oak-effect vinyl flooring and a high angled roof with two Velux windows, this bright and airy room has a radiator, ceiling light fitting and two French doors to the rear garden.

### Kitchen

12'7" x 6'2" (3.85 x 1.9)

The quality fitted kitchen has solid pine worktops and a range of base level cabinets, including an integral refrigerator and freezer. The right-hand worktop has an integrated four-ring Zanussi gas hob with electric oven below and brushed chrome extractor fan above. At the far end is a tall pantry cupboard. Opposite is a large 1.5 ceramic Belfast sink with heritage chrome mixer tap, with space and plumbing below the worktop for a washing machine.

The kitchen has laminate flooring, recessed ceiling spotlights, a large window and half-glazed wooden door to the side entrance. An under-stairs cupboard has a light and window.

### Stairs to first floor landing

The impressive staircase has a wooden banister on the right and a window at the top of the carpeted stairs. At the galleried first floor landing there is a ceiling light fitting and matching white panelled doors to the three bedrooms and bathroom.



## Bathroom

9'0" x 8'8" (2.75 x 2.65)

We adore this gorgeous bathroom, with Burlington antique-style bathware, a tiled floor, heritage radiator/towel heater and tall cupboard with shelving. The claw foot rolltop bath has a chrome mixer tap, mains-fed shower with monsoon shower head and pivoting glass screen. The ceramic pedestal sink has chrome taps and there is a ceramic WC.

The room also includes two frosted double glazed windows, recessed ceiling spotlights and a loft hatch. The bath has a tiled surround and the bottom half of all other walls are tiled.

## Bedroom One

12'3" x 9'6" (3.75 x 2.9)

This double bedroom at the rear has a tall window looking out over the rear garden. This room is carpeted and has a radiator and ceiling light fitting.

## Bedroom Two

13'5" x 11'11" (4.1 x 3.65)

The largest bedroom is located at the front and has elevated views to the verdant, wooded hillside up to Riber Castle. The carpeted bedroom has a radiator, ceiling light fitting and plenty of space for furniture, including in the wide alcove.

## Bedroom Three

8'0" x 6'4" (2.45 x 1.95)

With more great views, this carpeted single bedroom could also be a home office or nursery. The room also has a ceiling light fitting and radiator.

## Rear Garden

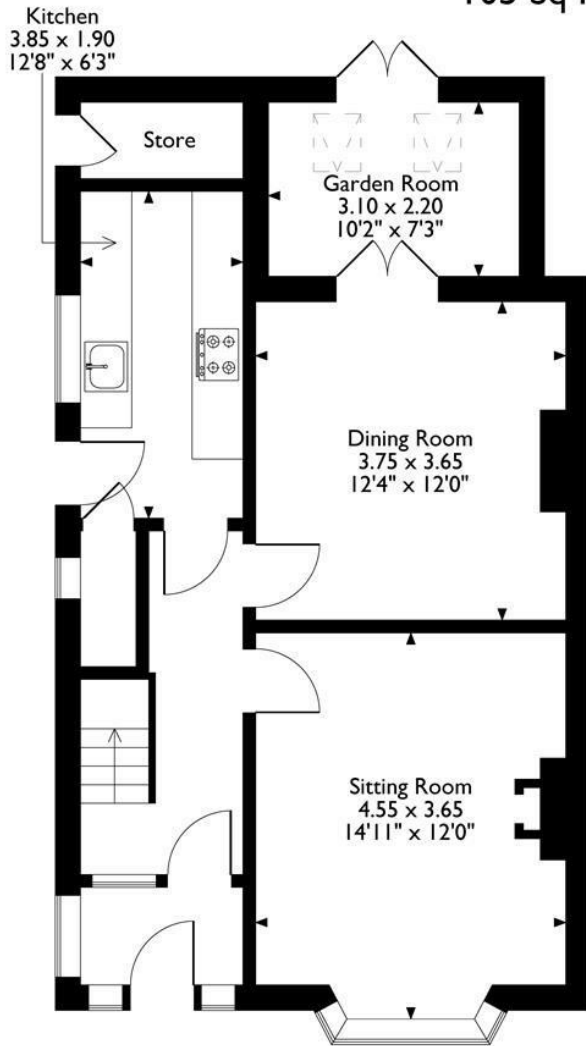
The garden stretches out with south, west and north facing aspects, so gets lots of sun all day. Accessed from the side entrance (including past a useful external store cupboard) and the Garden Room, you alight upon a dining patio, with plenty of room for dining, seating and outdoor storage. Beyond, the long rectangular lawn has flower beds on each side, with a range of colourful plants and young trees. Up on the left, the paved path runs to the end of the garden, with another long flower bed, with silver birch trees running alongside.

At the end of the garden are raised vegetable patches, a potting shed and space for a log store and water butt. A dry stone wall forms the boundary on the left and at the end, whilst a modern timber fence borders the right hand side.

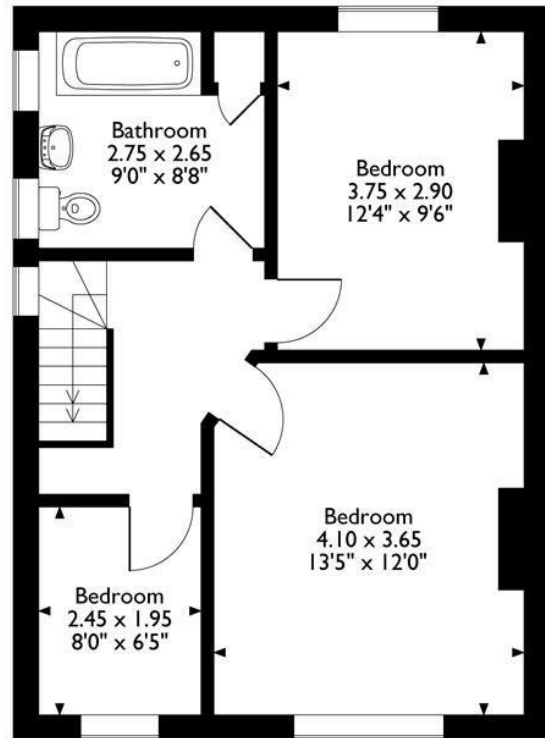
This is a large, well-maintained garden perfect for family and friends to gather, relax, potter and play.



40 Starkholmes Road  
Approximate Gross Internal Area  
105 Sq M / 1130 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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