



## Dimple Road, Matlock, DE4 3JX

Built in 1900, this impressive family home has five double bedrooms and is a short walk from the town centre, schools, countryside walks and the Arc leisure centre. With a beautiful limestone facade, this four storey home has spacious rooms, a detached garage, original fireplaces, a south-facing walled garden and open-plan kitchen diner. It has a lovely natural feel - the stairs and lots of rooms have exposed floorboards, pine doors and lots of light flooding in through big timber-framed windows.

On the ground floor, the entrance hallway flows through to the sitting room and kitchen-diner (with a door from here down to the cellar). To the first floor is the first of two large bathrooms and two bedrooms. The second floor has a very pretty second bathroom, large walk-in wardrobe and another roomy double bedroom. On the top floor are two more double bedrooms and eaves storage. The front garden has a flower bed including an apple tree, whilst the charming rear garden is a real sun trap. A detached garage is located around the corner.

It's only a short 7 minute walk into the heart of Matlock town centre, which also has a large park, the River Derwent flowing through and a wide range of independent shops, salons, restaurants and bars. The All Saints primary and junior schools are both within a safe 5 minute walk. There are good road connections up into the Peak District with driving, cycling and walking routes aplenty. Matlock train station has direct trains to Derby and beyond.

- Substantial 5 double bedroom, 2 bathroom home across 4 storeys
- Close to schools, parks, leisure centre and countryside walks
- Original fireplaces in several rooms
- Open-plan kitchen diner
- Detached garage and plenty of on-street parking
- Delightful walled garden
- Impressive family home
- Less than 10 minute walk to town centre
- Timber-framed sash windows
- Log burner in elegant sitting room

**£350,000**

## Dimple Road, , Matlock, DE4 3JX

### Front of the home

Standing tall in an impressive row of tall limestone terraced homes is this splendid five bedroom home. The pretty cottage garden has a stone wall boundary to the front and right, with a timber picket fence on the left. The raised rectangular flower bed is packed with a range of verdant green bushes and an apple tree. The timber-framed windows have stone lintels above and stone sills. Enter the home through a timber door with brass handle, letterbox and knocker.

### Entrance Hall

Befitting this elegant home, the entrance hall has stripped pine floorboards, a high ceiling with chandelier light fitting and a panelled wall on the right. There is a radiator, skirting boards, ceiling coving and stairs in front leading to the upper floors. Pine doors on the right lead into the sitting room and kitchen-diner.

### Sitting Room

12'11" x 12'1" (3.95 x 3.7)

We love this classically-styled room. Spacious and light, the room has a high ceiling with ceiling rose around the light fitting and a tall east-facing timber-framed sash window. The focal point is the cast iron log burner and flue set upon a tiled hearth, within a substantial brick chimney with stone lintel. Fitted cabinets each side are painted Oxford Blue and have lots of shelving. The pine floorboards flow in seamlessly from the entrance hallway and this room also has skirting boards, ceiling coving and a radiator.

### Kitchen-Diner

16'0" x 8'0" (4.9 x 2.45)

Light oak veneer flooring flows from the dining area through to the kitchen. This light and airy room has three windows in the kitchen and a fully-glazed door out to the rear garden. The decorative iron fireplace has an ornate grate, tiled hearth and pretty tiled surround. There is a full-height recessed cabinet on the right and wide alcove on the left - which has space below the fitted shelving for an American-style fridge-freezer. In the centre of the dining room is space for a 6-8 seater dining table, with furniture such as a sideboard on the perimeter. This area also has a radiator, door down to the cellar and an open entrance to the kitchen.

The U-shaped worktop has an integral 1.5 sink and drainer with chrome mixer tap and - opposite - a four ring gas hob with electric oven below. The white subway brick-style tiling enhances the light flooding in through two west-facing windows and a south-facing window. The kitchen includes a wide range of low-level cabinets and drawers including space and plumbing for a dishwasher/washing machine. There is a ceiling light fitting, radiator and beamed ceiling with light fitting.

### Cellar

15'10" x 12'5" (4.85 x 3.8)

A pine door with iron latch leads down from the kitchen-diner to this very useful dry cellar which - strictly speaking - makes this a five storey home! A door leads through to this large room, which has a concrete floor, two ceiling light fittings and power points. On the left, the current owners have a utility area with appliances - there are several recessed shelves and plenty of space for storage.

### Stairs to first floor landing

Back up at ground level, exposed pine stairs lead up from the entrance hallway, curving to the first floor galleried landing. Here, there is a ceiling light fitting and pine doors to Bathroom One and the first two double bedrooms.

### Bathroom One

9'4" x 8'0" (2.85 x 2.45)

This spacious modern bathroom has a long bath with claw feet and heritage-style mixer tap, with hand-held shower attachment. On the right is a cubicle with sliding glass doors and easy-clean walls, housing a mains-fed shower. There is a ceramic WC and a rectangular ceramic sink with heritage chrome mixer tap sat atop a wooden vanity unit. Above is a wall-mounted mirrored cabinet. The room also includes a tall cupboard with shelving, a window with privacy screening, recessed ceiling spotlights, a patterned ceramic tiled floor, extractor fan and chrome vertical heated towel rail.

### Bedroom One

13'1" x 10'4" (4 x 3.15)

This double bedroom at the rear of the home has pine floorboards and a large original iron fireplace with hearth and decorative wooden mantelpiece. Full-height fitted cabinets each side fill the alcoves and the room has a radiator and ceiling light fitting. The large south-west facing window has views over rooftops to the hilly countryside beyond the town's edge.



## Bedroom Two

15'10" x 12'11" (4.85 x 3.95)

This large double bedroom at the front of the home has views of houses rising up the hillside through the north-east facing sash window. The cute original fireplace is now used for display. The carpeted room has a radiator, ceiling rose with light fitting, skirting boards and ceiling coving.

## Stairs to second floor landing

Pine stairs with a banister and handrail on the right lead up to this landing, which has lots of natural light, thanks to the south-facing window. There is a ceiling light fitting and matching pine doors lead into the second bathroom, a walk-in wardrobe and Bedroom Three.

## Bathroom Two

10'1" x 8'4" (3.08 x 2.55)

Another beautiful room, this has a tall south-facing sash window and contemporary tile-effect vinyl floor. The bath is located beneath the window and has heritage-style taps. The elegant, traditional feel continues to the right, with a ceramic WC and cistern. There is shelving above and, to the right, another original fireplace. The vanity unit has a ceramic sink with chrome mixer tap on top and, above, a wall-mounted mirrored cabinet. The large walk-in shower cubicle has sliding doors, easy-clean walls and a mains-fed shower. There are also recessed ceiling spotlights and a chrome vertical heated towel rail in this pretty and roomy bathroom.

## Walk-In Wardrobe

This very useful room has pine floorboards, recessed ceiling spotlights, a tall recessed cabinet at the end and plenty of space for hanging rails.

## Bedroom Three

15'10" x 12'11" (4.85 x 3.95)

An identical size to the bedrooms above and below, this large and pretty bedroom has an original fireplace and has natural light pouring in through the large sash window. The room is carpeted and has a ceiling light fitting, radiator, skirting boards and ceiling coving. There is plenty of space for a double bedroom, wardrobes and additional furniture.

## Stairs to third floor landing

A bevelled pine door on the second floor landing opens up to pine stairs, which lead to the galleried landing on the top floor. There is eaves storage on the left, a ceiling light fitting and pine doors into the two double bedrooms here.

## Bedroom Four

13'1" x 10'2" (4 x 3.1)

With magnificent views over the town and to the surrounding countryside through the large Velux window, this double bedroom has pine floorboards, a ceiling light fitting and radiator.

## Bedroom Five

15'10" x 12'11" (4.85 x 3.95)

Another large double bedroom, there are fabulous views to Riber Castle and over the rooftops of upper Matlock from here. The room has pine floorboards, a Velux window, radiator and ceiling light fitting.

## Rear Garden

The south-facing beautiful walled garden is a real sun trap and total delight. It is a private and serene sanctuary, with high stone walls and stone trough flower beds. There is plenty of space for additional planters, seating and outdoor dining. There is a wall-mounted outdoor light and a gate leading out to a rear access passage and, further, to the detached garage around the corner.

## Detached Garage

17'2" x 9'0" (5.25 x 2.75)

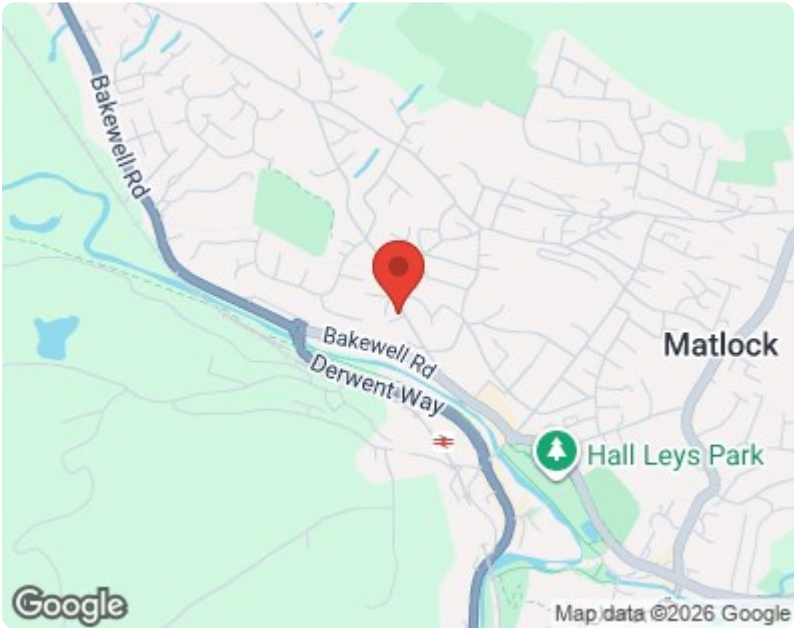
The brick-built garage has a Garador up-and-over door.



31 Dimple Road  
Approximate Gross Internal Area  
205 Sq M / 2207 Sq Ft



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315