



BIRCHOVER
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Chesterfield Road, Matlock, DE4 3DQ

£230,000

NO UPWARD CHAIN. We adore this stylish home, which is perfectly-suited to a family with young children. Set back in a row of pretty terraced houses well away from the main road, in a secluded traffic-free location, the home includes a new kitchen, private lawned garden, versatile top floor suite and is beautifully decorated throughout.

On the ground floor is a spacious kitchen-diner and a lovely sitting room. On the first floor are two bedrooms and the family bathroom. The top floor has an adaptable open-plan room which could easily be a playroom, dressing room or den, which is attached to Bedroom Three.

To the rear is an enclosed garden with elevated dining patio and steps down to a neat lawn and a shed. The area to the front of the home is paved and there are two useful storage outbuildings - one with power and a water supply. There is communal parking which means you can often park off-road close to the home.

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.



Front of the home

Accessed from either School Road (and via the communal parking area) or via a pedestrian gate to The Limes Close, this beautiful home is tucked away at the end of a cute row of stone-built terraced houses. Opposite the front door are outbuildings including a store with a water supply and power, plus a second large storage shed. There is an outside light and wall-mounted letterbox beside the half-glazed uPVC front door, which leads into the impressive dining kitchen.

Dining Kitchen

12'0" x 10'11" (3.67 x 3.35)

The distinctive high quality kitchen was fitted in 2023. The room also has plenty of room for a six-seater dining table and chairs. It's an impressive entrance to the home, where the high ceiling and light-coloured painted walls contrast nicely with the Oxford Blue cabinets.

On the right is an L-shaped solid oak worktop. A contemporary 1.5 sink and drainer with chrome mixer tap sits beneath a tall east-facing window. The worktop continues round, with space and plumbing below for a washing machine and there is also an integrated dishwasher. The five ring AEG gas hob has a double Hotpoint oven below and ultra-modern Bellina extractor fan with lighting above. Further along are more cabinets and drawers and an integrated refrigerator. At the very end is a really useful tall cabinet, designed to store a vacuum cleaner and ironing board.

The room has a radiator, ceiling light fitting and space on the left as you come in to hang coats. An open entrance in the top-right corner leads to the pantry, which has shelving and space and power for a fridge-freezer.

A timber door with decorative glazed panels opens to the bottom of the stairs and through to the sitting room.

Sitting Room

12'0" x 10'8" (3.67 x 3.27)

Redecorated in autumn 2023, this is a lovely bright room which is flooded with natural light coming in through the large west-facing window and half-glazed uPVC door to the rear garden. The room is carpeted and has a radiator and ceiling light fitting. The decorative fireplace is currently used for display purposes and can house an electric fire. It has a tiled hearth with brick surround. There are alcoves on each side of the fireplace - the alcove on the left having useful built-in shelving. Like all rooms in the house, there are skirting boards too.

Stairs to first floor landing

Carpeted stairs with a contemporary handrail on the left lead up to a quirky landing, with diagonal steps leading left and right. There are stripped pine doors with brass handles leading into bedrooms one and two and the family bathroom. At this landing, there is a ceiling light fitting overhead and beside the second set of stairs leading to the top floor, two tall eye-catching windows bring lots of natural light into this space.

Bedroom One

12'0" x 10'9" (3.67 x 3.3)

This lovely double bedroom has a tall west-facing window offering panoramic views over Matlock rooftops to the hilly countryside all around. Beside that is a large alcove, perfect for siting a wardrobe. In the opposite corner is a deep storage cupboard, which also houses the boiler. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Two

9'6" x 5'2" (2.9 x 1.6)

With a wide window seat providing uninterrupted views across to Riber Castle, this single bedroom could also be a nursery or home office. This room is carpeted and has a ceiling light fitting and radiator.

Bathroom

9'6" x 4'11" (2.9 x 1.5)

The spacious family bathroom has a mains-fed shower with pivoting glass screen over the jellybean-shaped bath. The central chrome mixer tap means you can really stretch out in the bath. There is a ceramic pedestal sink with chrome taps and a ceramic WC with integrated flush. There is a tiled surround on the walls around the bath and shower, with all other walls painted a crisp white. The bathroom also includes a frosted double-glazed window, tile-effect vinyl floor, chrome vertical heated towel rail, extractor fan and ceiling light fitting.

Occasional Room

13'1" x 11'11" (4 x 3.65)

With space for a day bed, desk and plenty of other furniture, this versatile and bright room has a Velux window and door through to Bedroom Three. The two rooms together can create a large suite incorporating this room as a playroom, dressing room or home office. This room is carpeted and has a radiator and ceiling light fitting.

Bedroom Three

13'5" x 10'7" (4.1 x 3.25)

This top floor bedroom is another room with far-reaching views of the countryside. The Velux window provides south and east facing views to Riber Castle too. This carpeted bedroom has a radiator, wall lights, space for a bed and furniture, including in the eaves.

Rear Garden

Accessed from the sitting room, this enclosed garden is west-facing and so has the sun from mid-morning through to sunset. The neat and family-friendly garden has a large elevated dining patio with four steps down to the curved lawn, with a sweeping slate path on the left. That path leads down to the end of the garden where there is a more sheltered patio and a large wooden shed. The garden is bordered by a timber fence and a Korean cherry tree adds a splash of colour. It is a quiet and safe place for family and friends to gather, dine and play.

