



Prospect Drive, Matlock, DE4 3TA

This superb family home has a driveway, detached garage, south-facing garden with play area and outdoor dining areas, together with open-plan living and bright, airy rooms throughout. Located on a quiet, popular cul-de-sac within walking distance of the town centre, schools and countryside walks, there are wonderful views to Riber Castle and the hilly countryside surrounding Matlock.

The ground floor has been reconfigured to create an open-plan lounge-diner-kitchen, a study, entrance lobby and new ground floor WC. To the first floor are three bedrooms and the family bathroom. There is a driveway, garage and garden at the front, whilst the wonderful south facing rear garden is set up perfectly for a family, with a wide decked area and paved dining patio overlooking the lawn and safe play area with bark chippings.

Prospect Drive is within walking distance of the town centre and around the corner from All Saints Junior School, with Dimple Grounds playing fields even nearer. The Arc leisure centre and countryside walks are within easy reach too.

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.

- Spacious 3 bedroom semi-detached home
- Popular cul-de-sac
- Bespoke joinery has created lots of storage
- Council Tax band C
- Driveway and garage
- Reconfigured to create open-plan ground floor living
- Big windows in most rooms - light and airy throughout
- Family-friendly south facing garden
- Walking distance to town, schools and countryside
- EPC rating C

£300,000

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Front of the home

The gravelled front garden hosts a number of hazel, cypress and maple trees and evergreen bushes including an eye-catching Japanese umbrella pine. The driveway on the right has space for a vehicle to park in front of the detached garage. A path on this side of the home leads to a gate through to the rear garden. A path on the left with handrail slopes gently down towards the glazed uPVC front door.

Entrance Lobby

With space on the left to store footwear and coats, this roomy entrance has laminate flooring, a radiator and ceiling light fitting.

Lounge-Diner

22'3" x 13'7" (6.8 x 4.15)

We adore this spacious bright and airy room, with south facing sliding patio doors looking out to the rear garden - and flooding the room with natural light. There is space on the left beside the bespoke bench for a 6+ seater dining table, with a triple pendant light situated overhead. Within and above the bench is lots of storage and a cupboard in the corner provides even more storage space.

The lounge-diner is carpeted and has lots of room for seating, bookcases and additional furniture. Double doors lead into the study and there is a newly-created open entrance into the kitchen.

Kitchen

15'10" x 9'4" (4.85 x 2.85)

With yet more large windows facing south and west, the kitchen has laminate flooring, recessed ceiling spotlights and a radiator. There is space immediately on the right for a fridge-freezer and then three full-height doors open to reveal a pantry cupboard and utility space, with plumbing for a washing machine. A half glazed uPVC door leads to a covered path on the side of the home, leading to both the front and rear gardens.

The long and deep U-shaped worktop with white tiled splashbacks has plenty of space for food preparation and small appliances. There is a wall-mounted Viessmann boiler and the stainless steel sink and drainer has a chrome mixer tap. There are a good number of low-level cabinets and drawers including space and plumbing for a dishwasher.

Over to the left are more high and low level fitted cabinets, a four-ring gas hob and extractor fan above. To the left is a Neff chest-height double oven, with a breakfast bar at the end and wall light above.

Study

9'10" x 9'4" (3 x 2.85)

Formerly the dining room and much darker before the ground floor was reconfigured, we love how this space has been converted into a study and adjacent WC. The study has a large window looking out to the front garden. The room is carpeted and has a radiator and ceiling light fitting, with space for a desk and sofa. A contemporary door leads through to the WC.

Ground Floor WC

4'9" x 2'7" (1.45 x 0.8)

With ceramic WC, wall-mounted ceramic sink with chrome mixer tap, ceiling light fitting and extractor fan.

Stairs to first floor landing

From the entrance lobby, carpeted stairs with a handrail on the right lead up to the L-shaped landing. There is a window looking out to the front, a ceiling light fitting, loft hatch and a full-height cupboard with shelving. Matching white panelled doors lead into the family bathroom and three bedrooms.

Bathroom

6'2" x 5'6" (1.9 x 1.7)

With a contemporary vinyl floor, the bathroom has a ceiling light fitting, patterned double glazed window, radiator and extractor fan. The angular modern bath has a chrome mixer tap, pivoting glass screen and subway brick style tiled surround. Overhead is a mains-fed shower with monsoon shower head and separate hand-held attachment. The vanity unit has a ceramic sink with chrome mixer tap and there is a ceramic WC. The bottom half of the walls on the right and behind the vanity unit are wood-panelled.



Bedroom One

10'2" x 9'4" (3.1 x 2.85)

This double bedroom at the rear of the home has a picture book window with views over the rear garden and rooftops to the hilly countryside beyond the town boundary. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Two

11'7" x 9'4" (3.55 x 2.85)

The very wide south facing window brings lots of natural light pouring into this spacious double bedroom. There are panoramic views up to Riber Castle and across to the hillsides opposite. This carpeted bedroom has a radiator, ceiling light fitting and triple full-height fitted wardrobes on the right.

Bedroom Three

8'6" x 6'10" (2.6 x 2.1)

Currently used as a nursery, this room has a space-maximising fitted wardrobe on the left and a window looking over the front garden. The room is carpeted and has a radiator and ceiling light fitting.

Rear Garden

Accessed via the side gate, kitchen and through the sliding patio doors from the lounge-diner, you alight upon a large, wide decked area with plenty of space for seating and dining. This overlooks the lower garden (only two steps below) with a picket fence forming a safe boundary. On the right, the dining patio has space for additional dining and there is a timber shed beyond.

The lower garden has a lawn and a children's play area with bark chippings and plenty of room for a slide, swing and other play equipment. On the right is a curved gravel bed with a cypress tree. The right hand boundary has a privet hedge, with contemporary timber fences to the left and bottom of the garden. A lockable gate leads out of the end of the garden to an adjacent footpath. There is also a wall-mounted tap on the outside of the home.

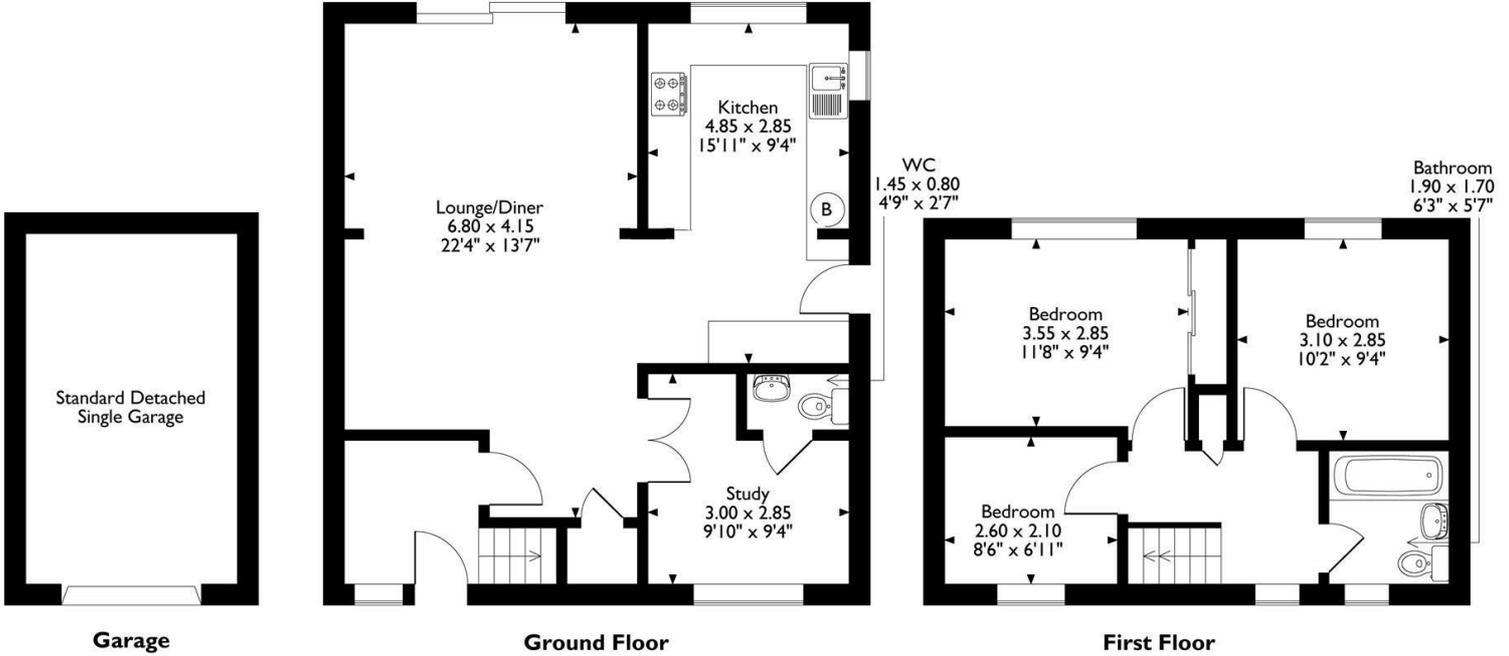
This is a spacious, secure and quiet south-facing garden which is perfect for all the family.

Detached Single Garage

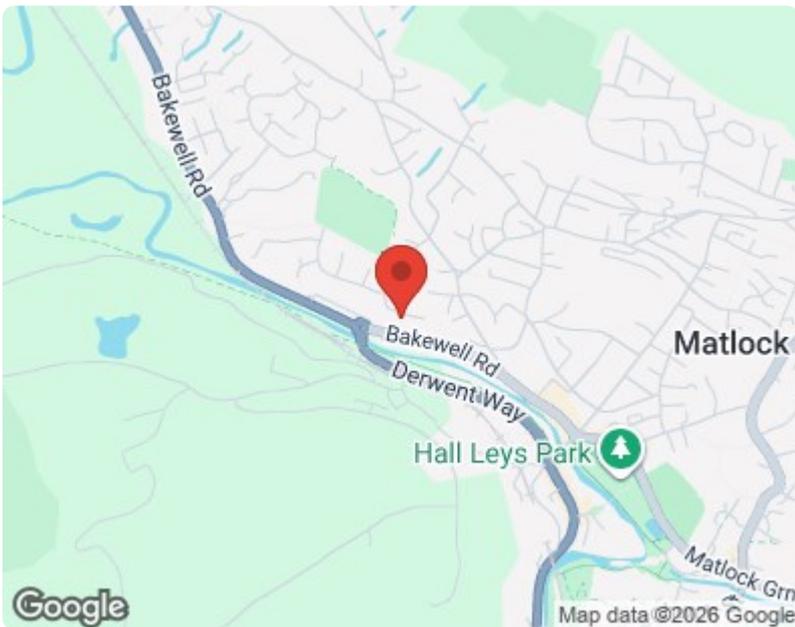
With lighting and power.



22 Prospect Drive
 Approximate Gross Internal Area
 92 Sq M / 990 Sq Ft
 (Excluding Garage)



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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