BIRCHOVER
letting homes properly

Bent Lane,
Matlock, DE4 3LN

£175,000

With unrivalled spectacular views, this home offers a rare and fantastic opportunity to upgrade and add value. There is no upward chain and the house has parking, a new roof in 2019, a large detached workshop and is a blank canvas to create your own magical home. Located on a very quiet lane, yet within a ten minute walk of the nearest pub and primary school, the home has uPVC doors and windows. The council tax banding of B is an additional bonus.

On the ground floor, the sitting room leads through to the kitchen and shower room. To the first floor are two spacious double bedrooms and an additional room accessed through Bedroom Two. To the front is space for one vehicle to park, whilst the rear yard includes a large outbuilding-workshop.

Masson View is located just off Farley Hill, on the north-western edge of Matlock. Countryside walks and great cycling routes can be discovered in all directions. Matlock town centre is within a 20 minute walk and has lovely riverside walks, lots to explore around Hall Leys Park and great transport connections north and south via road, rail and bus. The delights of the Peak District - including Chatsworth House, Bakewell, Buxton and the Monsal Trail - are all a short drive away.

Front of the home

With the most magnificent views from the front door, this home has a parking space at the front. A path on the right leads to the rear yard. This house is at the end of a terrace of four homes. Three stone steps lead up to the front door.

Sitting Room

13'1" x 12'11" (4 x 3.95)

Enter through a half-glazed uPVC front door with chrome handle and letterbox. The room is carpeted and has a radiator, ceiling light fitting and south facing window. There is a gas supply for a fire. The alcove to the right has fitted shelving.

Kitchen

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

This large room has space on the right for a dining table or breakfast dining set. Currently, the room has a range of cabinets and worktop on the left and - beneath the window looking out to the yard - a unit with stainless steel sink and drainer with chrome taps. There is a large chimney breast on the right. A door on the left opens to reveal stairs to the first floor. The room also has a ceiling light fitting and open entrance to the rear lobby, which in turn has doors to the yard and the shower room.

Shower Room

6'6" x 6'4" (2 x 1.95)

A spacious cubicle houses the modern Triton electric shower. The ceramic sink has chrome taps and there is a WC, radiator, ceiling light fitting, patterned double-glazed window and pine-clad walls.

Stairs to first floor landing

Wooden stairs lead up from the kitchen to the first floor landing. There is a ceiling light fitting and loft hatch overhead. Doors lead into the two bedrooms and on through to the additional room.

Bedroom One

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

With the best views in the house, this large double at the front has stunning vistas to wake up to. The room has exposed floorboards, a radiator and ceiling light fitting.

Bedroom Two

12'11" x 9'10" (3.95 x 3)

At the rear, with views over the yard to the open countryside beyond, this room has exposed floorboards, a radiator, ceiling light fitting and cupboard with shelving.

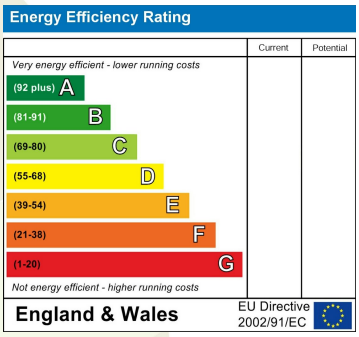
Occasional Bedroom

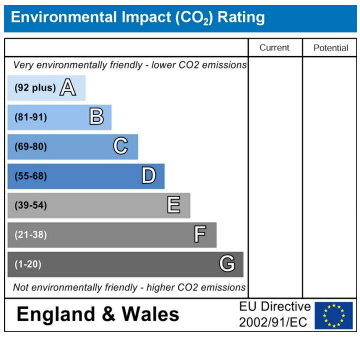
10'0" x 6'8" (3.05 x 2.05)

A step leads down to the additional room, which would be a great home office, nursery, play room, occasional bedroom or dressing room. It has floorboards, a radiator, ceiling light fitting and views to the open fields to the rear.

Rear Yard

This easy-maintenance rear yard would make a great walled courtyard garden. The large outbuilding is suitable for a workshop, games room, home office, gym or storage facility. It has great potential to be used as a valuable additional space.





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