BRICKS + MORTAR

Clifton Road, Matlock Bath
Matlock, DE4 3PW

With breathtaking elevated views, this substantial family home is brimming with original features and has spacious rooms throughout. Located towards the end of a quiet cul-de-sac, there is plenty of on-street parking, a stunning kitchen-diner with underfloor heating, quarry-tiled floors and an elevated two-tier garden.

On the ground floor, the grand entrance hallway leads through to the sitting room and kitchen-diner and on through to the useful utility/boot room. There are three huge double bedrooms and a large bathroom on the first floor and the same again up on the second floor. To the front of the home is a dining patio from which you can enjoy the far-reaching views. To the rear of the home is a two-tier elevated garden with even more spectacular views.

Cromford and Matlock Bath are very well served for eateries, bars, traditional pubs and a range of independent retailers, as well as a large supermarket only a 5 minute drive away. It's a tourist honeypot, with Gulliver's Kingdom and the cable cars to the Heights of Abraham just around the corner. Cromford village is a UNESCO World Heritage Site, recognising its role in the industrial revolution. There are riverside and clifftop walks, the pleasant Hall Leys Park in central Matlock, Peak Rail steam railway and the delights of the Peak District and Derbyshire Dales very close by.

- Substantial family home
- Located towards end of quiet cul-de-sac
- Breathtaking views over village to gorge above River Derwent
- Six bedrooms, two bathrooms and two reception rooms
- Packed with original features
- On-street parking
- Underfloor heating in kitchen-diner
- Elevated two-tier garden with shed and fairy house
- Close to schools and walking distance to local amenities
- Kitchen-diner with range cooker and quarry-tiled floor

£535,000

Clifton Road, Matlock Bath, Matlock, DE4 3PW

Front of the home
A decorative iron gate set within a tall dry stone wall leads to several stone steps up to the elevated dining patio in front of the home. There is space here for a 4-6 seater dining table and seating. This impressive three storey stone-built semi-detached home has beautiful timber-framed windows with some stained glass panes and stone surrounds.

From the dining patio, the views eastwards look across to High Tor and the gorge above the River Derwent. A path on the left leads to the main entrance door and on round to the rear of the house to the utility-boot room and an external store. Steps from there lead up to the rear garden.

Entrance Hallway
Enter the home through the part-glazed wooden door with iron bell on the wall to the right and a light overhead. The door is set within a distinctive stone arch. The impressive hallway has a high ceiling with light fitting, oak floorboards and, directly in front, stairs up to the first and second floors. Matching white panelled doors with wooden knob handles lead into the sitting room, kitchen-diner, cellar and cupboard.

Sitting Room
14'5" x 13'7" (4.4 x 4.15)
In this magnificent room the views through the bay window, the beautiful fireplace and decorative ceiling coving all compete for attention. The large, tall east-facing bay window brings lots of natural light flooding in. The high ceiling includes a beautiful ceiling rose around the chandelier light fitting and detailed coving. The original ornate iron fireplace has a pretty tiled surround, tiled hearth and solid oak mantelpiece. The room is carpeted and has a radiator.

Kitchen-Diner
28'2" x 11'9" (8.6 x 3.6)
This spectacular room was the main selling point for the current owners. It's a wonderful space in which to gather with family and friends. The large bay window faces perfectly south and there is also a separate west-facing window bringing additional natural light flooding into the other end of the room.. The room has a high ceiling with two ceiling roses, decorative coving and a picture rail. The original quarry tiles have underfloor heating beneath.

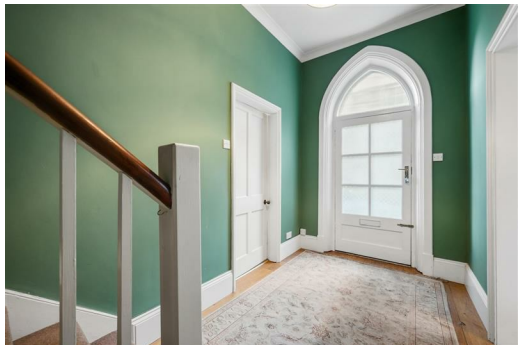
On the left there is space for seating in the large bay window area. To the right, the granite worktop has country-style cabinets above and below, including a Siemens dishwasher and Bosch refrigerator. The Britannia range is included in the sale and has a 7-ring gas hob, double oven and extractor fan. Further along is an integral black 1.5 sink and drainer with chrome mixer tap. Opposite is a large granite peninsula worktop with cabinets below on both sides and a wall-mounted shelving unit above.

Beyond is the large dining area with space for a 6-8 seater dining table, fridge-freezer and seating. The imposing stone inglenook feature fireplace has a tiled hearth and stone surround, with fitted full-height cabinets to each side. Doors lead back out to the entrance hallway and to the utility-boot room.

Utility-Boot Room
12'3" x 8'10" (3.75 x 2.7)
This very useful room has a tiled floor and external entrance to the path at the rear. It's the perfect place to kick off muddy boots after a hearty local walk. The room has a south-facing window and Velux window. A worktop includes a stainless steel sink and drainer with chrome mixer tap, with a cabinet and space and plumbing for a washing machine below. The room includes several tall fitted cupboards, two modern Vaillant boilers and door to the ground floor WC.

WC
With a ceramic WC with integral flush, sensor ceiling light fitting, extractor fan, tiled floor and a modern vanity unit with rectangular sink and chrome mixer tap.

Stairs to first floor landing
Carpeted stairs with a banister and handrail on the left curve up to the first floor landing. We love this central atrium, with the polished banister sweeping on up to the second floor. At the first floor landing, there is light pouring down from the Velux skylight up on the second floor. There is a ceiling light fitting, coving and matching white panelled doors with brass handles to three double bedrooms, a bathroom and tall airing cupboard.



Bedroom One
14'3" x 12'3" (4.35 x 3.75)
The large west-facing sash window looks out to the upper tiers of the rear garden. This spacious double bedroom is carpeted and includes the original iron fireplace. The room is carpeted and has a radiator, ceiling light fitting and a fitted wardrobe to the right of the fireplace. There is plenty of space for a bed and additional furniture.

Bedroom Two
16'10" x 11'11" (5.15 x 3.65)
This impressive double bedroom has a large south-facing bay window. The room is carpeted and has a radiator, ceiling light fitting and lots of space for a double bed and furniture.

Bathroom
7'2" x 6'2" (2.2 x 1.9)
The deep Laufen rectangular bath has chrome taps and an electric Mira shower above. The ceramic WC has an integral flush and there is a ceramic sink with chrome mixer tap. There are two distinctive wall-mounted metal cabinets and the room also has a tiled floor, timber-framed sash windows, ceiling light fitting and tiled walls.

Bedroom Three
14'5" x 13'9" (4.4 x 4.2)
What a view to wake up to! The east-facing window looks out to the gorge and trees and fields above. Another huge double bedroom, the fitted wardrobe leaves lots of space for a bed and furniture. The room is carpeted and has a radiator, ceiling light fitting and decorative coving.

Stairs to second floor landing
Carpeted stairs with a banister and handrail on the left sweep up to the second floor. The aforementioned large Velux overhead brings natural light pouring down. Overhead is a ceiling light fitting and loft hatch. Doors lead into three double bedrooms and the bathroom.

Bedroom Four
14'1" x 11'11" (4.3 x 3.65)
With lots of fitted cabinets on the left, this bedroom has a west-facing window with views over the rear garden. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Five
16'10" x 11'11" (5.15 x 3.65)
Another large double with west-facing window, this carpeted bedroom has a ceiling light fitting and radiator.

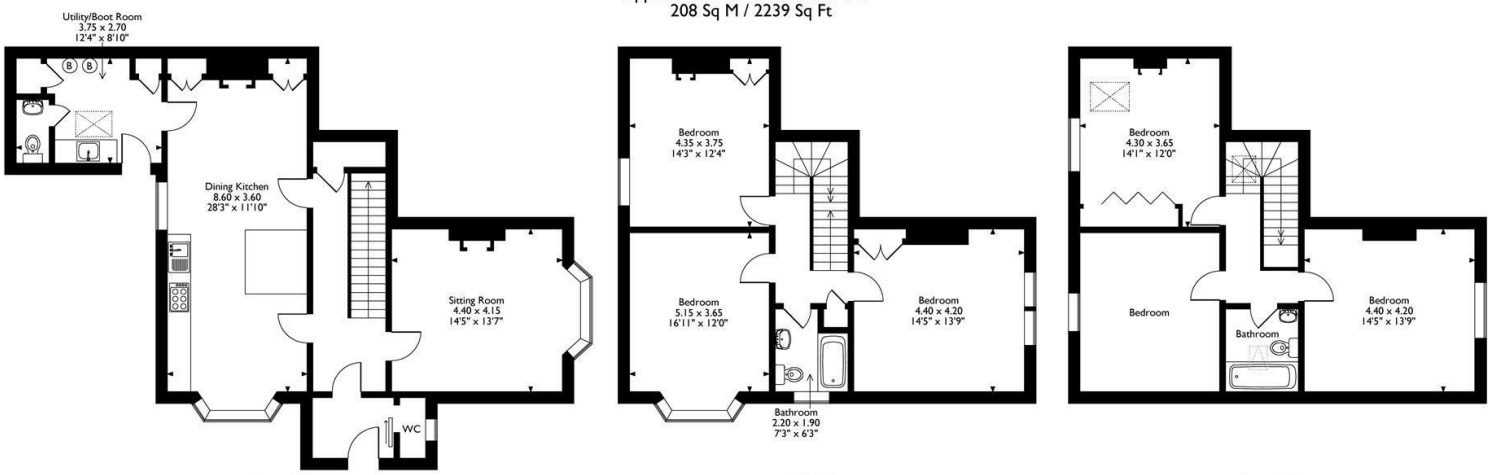
Bathroom Two
7'2" x 6'2" (2.2 x 1.9)
The huge bath has a central mixer tap, meaning you can fully stretch out and relax. There is a pivoting glass screen, Mira electric shower and, overhead, a Velux window. The room has a ceramic WC, ceramic pedestal sink with chrome mixer tap, laminate flooring, radiator, ceiling light fitting and wall-mounted mirrored cabinet.

Bedroom Six
14'5" x 13'9" (4.4 x 4.2)
Currently used as a music room, this has even higher elevated views towards the gorge and beyond. With exposed oak floorboards, the room has a radiator and ceiling light fitting.

Rear Garden
The impressive and extensive rear garden is accessed up several stone steps from the rear of the home. Set across two tiers, level one has a neat rectangular lawn with raised flower beds and a delightful wooden fairy house. Steps continue up to the upper tier, where you'll find a shed and plenty of space for seating and dining on the gravel floor. There are lots more planted borders with a range of mature bushes and trees including a cypress tree. On all sides is a modern timber fence boundary. Whilst we were there, the only sound accompanying the magnificent views was the busy trill of birdsong. It's a quiet, peaceful sanctuary in which to relax and potter.

N.B. New EPC pending

44 Clifton Road
Approximate Gross Internal Area
208 Sq M / 2239 Sq Ft



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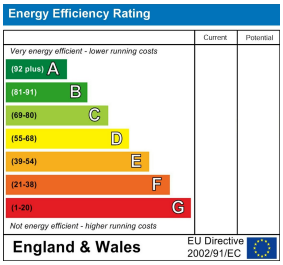

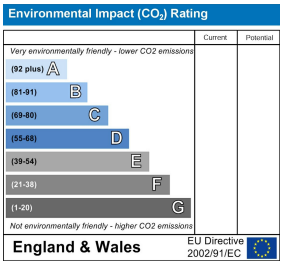

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

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