



## Stoney Way, Matlock, DE4 3BW

There's so much to love about this home! Stylish, spacious and occupying a substantial corner plot, this home is in a quiet, secluded location just a 5 minute walk through pleasant parks to the town centre.

With a wraparound drive providing space for 6+ vehicles to park, there are several solid timber outbuildings and could therefore be a great base to several types of business.

On the ground floor, an entrance porch leads through to a lovely sitting room, then a huge kitchen-diner with large additional seating area. There is a useful utility room and ground floor bathroom. On the first floor are two double bedrooms (one en-suite) and a single bedroom, each offering splendid verdant views and vistas up to sheer cliff faces, Riber Castle and the prominent St Giles Church.

The front garden is mainly laid to gravel and has a driveway with parking for two vehicles. Gates at both ends of the rear garden open into a sweeping tarmac driveway, with space for up to 4-5 additional vehicles to park. This rear garden has a pretty lawn with pond and planted borders, a summer house, studio, garage and car port.

Across the road, Knowleston Gardens is a small, pretty park and Bentley Brook runs beside the home into that park. The larger Hall Leys Park immediately beyond means you have a pleasant five minute traffic-free wander into town.

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.

- Substantial corner plot
- Flat 5 minute walk to town centre
- Modern kitchen with oodles of storage
- Front and rear gardens
- Wraparound driveway with two entrances/exits
- Adjacent to beautiful park and a brook
- Garage, studio, summer house and car port
- Parking for 6+ vehicles
- Secluded, quiet location
- Ideal base for a variety of business types

**£350,000**



## Stoney Way, , Matlock, DE4 3BW

### Front of the home

With the gentle brook and leafy hedge to the left (north) boundary and a gate to the park opposite, a dry stone wall forms the boundary to the front. Double decorative wrought iron gates open into the tarmac drive, with space for two vehicles to park in front of the modern wide timber gate, which leads through to the rear garden and significantly more parking.

The front garden is mainly gravel, with raised planted borders filled with colourful plants and bushes. Another dry stone wall forms the right hand boundary. This traditional red brick semi-detached house has a tiled roof. There is a light above the front door and hanging basket brackets each side. Head up two stone steps and through the part-glazed composite front door into the entrance porch.

### Entrance Porch

The carpeted entrance has a radiator, ceiling light fitting and space for coat hooks on the wall on the left. There are stairs up to the first floor and a paneled white door on the right into the sitting room.

### Sitting Room

14'1" x 13'1" (4.3 x 4)

This spacious, welcoming room has lots of natural light pouring in through the large west-facing window. The sandstone fireplace with gas fire has alcoves on each side. There is a high ceiling with light fitting, two radiators and a large under-stairs cupboard. From this carpeted room, a door leads through to the kitchen-diner.

### Kitchen-Diner

24'10" x 15'3" (7.57 x 4.65)

This huge light and airy room is bathed in natural light, primarily from the wide east-facing window at the kitchen end. The whitewashed walls and high ceiling enhance this sense of light. The room has contemporary vinyl flooring and spacious seating area, where a multifuel burner and flue sit within a cute fireplace on a stone hearth. Each side of the fireplace are double full-height shelved cabinets and this area has two radiators too.

This whole room is a wonderful place for family and friends to gather. Moving along towards the kitchen, there is space for a 4-6 seater dining table. The kitchen has lots of storage within the sleek glossy white cabinets. There is a breakfast bar on the right and the modern worktop flows all the way around, under two wide windows, to the left-hand side. The substantial amount of high and low level cabinets and drawers provide ample storage for foodstuffs, crockery and kitchenware. They also include an integrated dishwasher, washing machine and fridge-freezer. The integrated four ring gas hob has an electric oven below and extractor fan above.

There are three ceiling light fittings and lots of space on the wide worktops for food preparation and small appliances. A modern integrated 1.5 sink and drainer with chrome mixer tap is positioned beneath the north-facing window. A door to the rear porch area leads on through to the utility room and ground floor bathroom.

### Rear Porch

With a vinyl floor, this rear entrance to the home has a radiator, ceiling light fitting and half-glazed composite door to the rear garden. A space-saving folding door leads into the utility room.

### Utility Room

6'4" x 5'10" (1.95 x 1.78)

The utility room has a vinyl floor, floor-to-ceiling tiled walls, a WC, radiator and plenty of power points.

### Bathroom

6'4" x 4'7" (1.95 x 1.4)

The bath has chrome taps and a Triton electric shower over. The ceramic WC has an integrated flush and the ceramic pedestal sink has chrome taps. With a shower room upstairs, this private ground floor bathroom is a little sanctuary to relax awhile in the bath. The room also has floor-to-ceiling tiled walls, a frosted double glazed window, recessed ceiling spotlights, vertical heated towel rail and vinyl flooring.



### Stairs to first floor landing

The carpeted stairs have a handrail on the right. The landing is also carpeted and has a north-facing window, radiator, ceiling light fitting and doors into the three bedrooms (one en-suite).

### Bedroom One

14'1" x 13'1" (4.3 x 4)

This huge double bedroom has splendid views across to Knowleston Gardens, with Bentley Brook running under the little bridge on the right. The high ceiling and oak veneer flooring combine with the large west-facing window to give the room a grand, elegant feel. There is a radiator, ceiling light fitting and lots of room for a large bed, furniture and seating. A door leads into the en-suite shower room.

### Bedroom One en-suite

5'10" x 4'11" (1.8 x 1.5)

We love the easy-clean walls in this room! A corner shower cubicle has a sliding glass door and houses a mains-fed shower with separate hand-held attachment. The wooden vanity unit has two drawers and a ceramic sink with chrome mixer tap. The room also has a ceramic WC with integrated flush, contemporary tile-effect vinyl flooring, ceiling light fitting, Expelair extractor fan and frosted double glazed window.

### Bedroom Two

10'11" x 10'7" (3.35 x 3.25)

Located at the rear of the home and with views of the dramatic cliff face beyond the rear garden, this spacious double bedroom has oak veneer flooring and a fitted double wardrobe. There is an alcove, radiator and ceiling light fitting.

### Bedroom Three

7'6" x 6'6" (2.3 x 2)

Currently set up as a nursery, this is another room with dramatic cliff face views. This room has modern tile-effect vinyl flooring, a ceiling light fitting, radiator and tall ceramic radiator/towel heater.

### Rear Garden

The large L-shaped garden has large timber gates at each end of the driveway, providing access from the front and side, with parking for 4+ vehicles on the drive and in the car port.

The quadrant garden itself is mainly laid to lawn and has a pretty natural pond. There are planted borders on all sides. It's an easy-to-maintain garden but has the potential for a keen gardener to develop further. On the left of the drive is an apple tree with a summer house upon a slated area. The three substantial outbuildings could be utilised for a variety of uses and give the opportunity to operate one or more businesses from here.

Garage (5.35m x 5.35m): The garage has lighting and power.

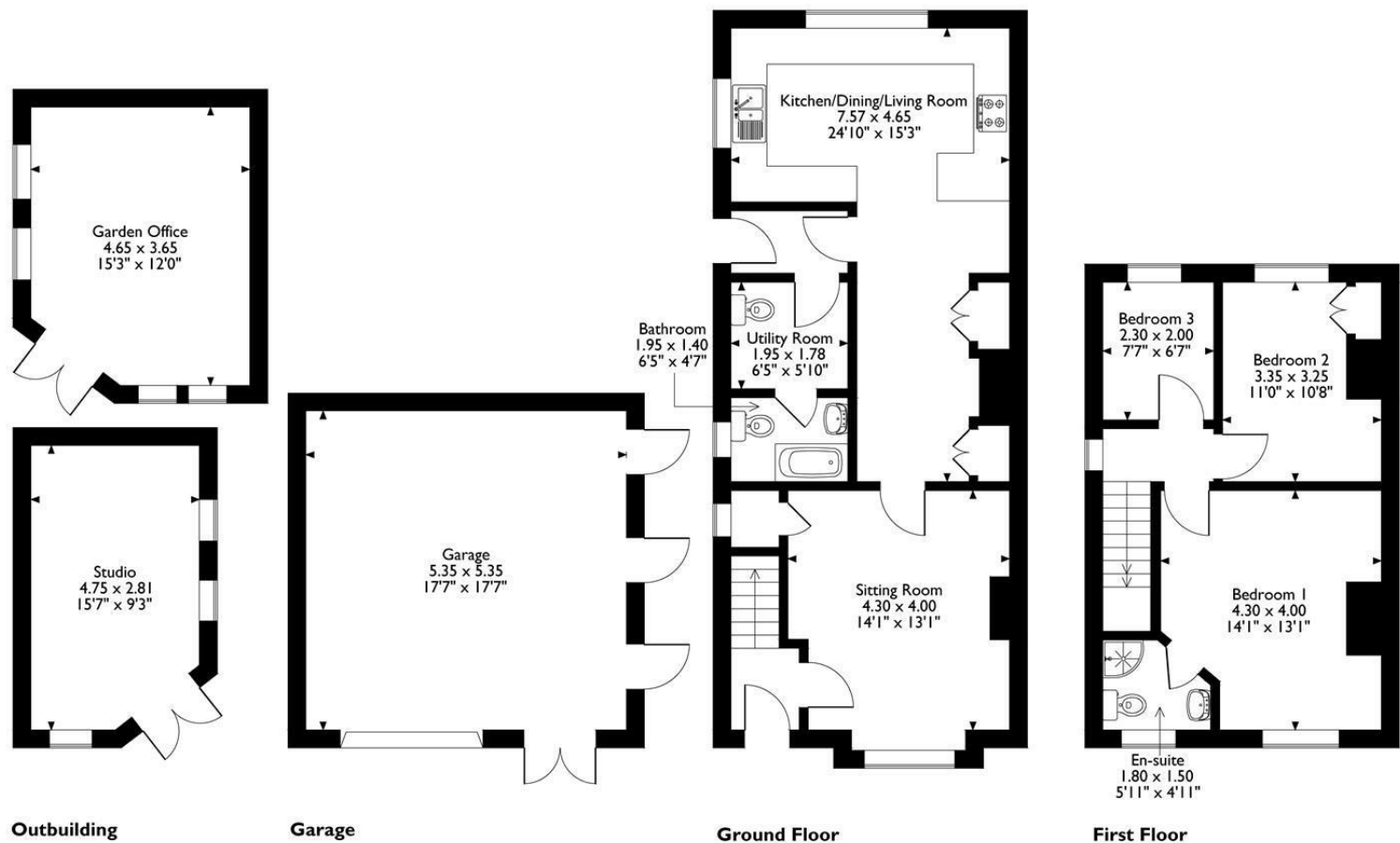
Studio (4.75m x 2.81m): The central studio has lighting and power.

Garden Office (4.65m x 3.65m): This building on the right could be a guest studio or workshop and also has lighting and a power supply. All of these buildings are of solid wooden construction with lots of windows letting in natural light.

This extremely versatile and peaceful garden has two outside taps and wall-mounted lights on the home.



I Stoney Way  
Approximate Gross Internal Area  
147 Sq M / 1582 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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