



## Smedley Street, Matlock, DE4 3LH

In immaculate condition, this stylish and elegant home has jaw-dropping panoramic views of the rolling Dales countryside. Located in the thriving Smedley Street neighbourhood and set across three storeys, the home has been upgraded to a high standard, including the addition of an en-suite shower room.

Entering at street level, the beautiful sitting room leads through to the bathroom and a single bedroom. Downstairs at ground level is a roomy breakfast kitchen, the lounge-diner and a useful rear porch entrance. Up on the top floor are two double bedrooms - one en-suite and with magnificent views.

There is plenty of on-street parking at the front and in neighbouring side streets, whilst the rear garden has more of those wonderful vistas, a greenhouse and modern summer house with power and lighting.

The home is within a ten minute walk of the bustling, friendly neighbourhood of Smedley Street where delicatessens, micropubs and independent food outlets are creating a real buzz. It's then only a short walk down the hill to the town centre, where there are lovely riverside walks, lots to explore around Hall Leys Park and great transport connections north and south via road, rail and bus. There are a number of popular schools for children from primary to secondary within close proximity 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.

- Immaculate three bedroom, two bathroom home
- Breathtaking panoramic views over Matlock to countryside
- Walking distance to vibrant Smedley Street neighbourhood
- Walking distance to town centre and schools
- Council Tax band B
- Breakfast kitchen, lounge-diner and sitting room
- Splendid modern summer house/garden office
- Upgraded to a very high standard
- Three storey home in popular location
- South-facing garden with greenhouse and dining patio

**£265,000**

# Smedley Street, , Matlock, DE4 3LH

## Front of the home

To the left of this attractive stone-built home is a path down to a gate into the rear garden. A decorative iron fence and gate forms the boundary at the front and the easy-maintenance garden has slate and gravel beds with plenty of space for planters. The uPVC windows include a distinctive-shaped sitting room window and a front door - both of which have stone lintels above. Limestone pavers lead from the front gate to the part-glazed wooden front door, with chrome handle, letterbox and knocker.

## Sitting Room

12'3" x 11'5" (3.75 x 3.5)

An impressive entrance to the home, the elegant sitting room includes the original fireplace, a high ceiling with chandelier light fitting and beautiful decor. The focal point of this carpeted room is the ornate fireplace with decorative tiled hearth and surround and a solid wood mantelpiece. The aforementioned front window has fitted shutter blinds (as do most rooms in the house - all included in the sale), tall pine skirting boards, and a radiator. There is room for sofas and additional furniture. Panelled pine doors with chrome handles lead, on the left, through to the family bathroom and stairs down to the ground floor and, separately, to an inner hallway and on the the three bedrooms.

## Bathroom

11'3" x 5'2" (3.45 x 1.6)

We always love a bathroom which has a separate bath and shower - and this excels in that regard. We adore the eye-catching wall tiles around the shower, which has a reinforced glass screen, monsoon shower head and separate hand-held attachment. The mains-fed shower also has wall-mounted controls. The huge, deep bath has claw feet and a heritage-style chrome mixer tap with shower attachment. This chic room has wood panelled walls, a vanity unit with ceramic sink and chrome mixer tap and handsome ceramic WC. The room also includes a frosted double glazed window, recessed ceiling spotlights, laminate flooring, chrome vertical heated towel rail and Xpelair extractor fan.

## Stairs to Ground Floor

Between the sitting room and bathroom, carpeted stairs with a handrail on the left lead down to the ground floor. Oak-effect vinyl flooring flows right into the breakfast kitchen and a stripped pine door opens into the lounge-diner.

## Breakfast Kitchen

11'11" x 11'5" (3.65 x 3.5)

This spacious room has a long L-shaped worktop with fitted cabinets high and low, plus plenty of space for a four-seater breakfast or dining table in the centre of the room. The kitchen has a radiator and recessed ceiling spotlights.

In the left-hand corner is space for a fridge-freezer with a cabinet above. To the right, the worktop includes an integral Electrolux microwave and a Hotpoint dishwasher. The Zanussi induction hob has a brushed chrome extractor fan above and electric oven below. Beneath the frosted window is a 1.5 sink and drainer with chrome mixer tap. Clever folding pine doors open to reveal a utility cupboard with space and plumbing for a washing machine and tumble dryer. This cupboard also has a ceiling light fitting and tiled floor.

## Lounge-Diner

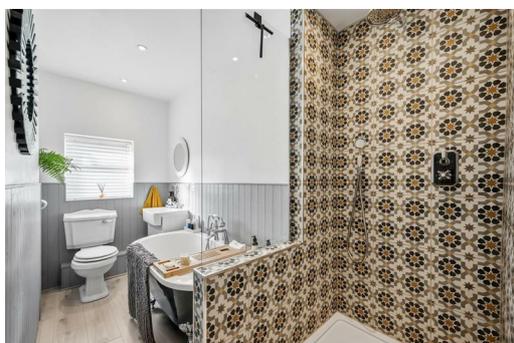
12'3" x 11'5" (3.75 x 3.5)

With plenty of space for a four-seater dining table, seating and additional furniture, this room has a spectacular inglenook fireplace. This houses a multifuel burner with flue, which is set upon a stone hearth with brick surround. It also has a distinctive tiled surround, stone lintel and oak mantelpiece. There is plenty of space to store logs in the fireplace. There is an alcove on the left and full-height fitted cupboards on the right, within which is a modern Vaillant boiler.

The room has a high ceiling with light fitting, oak-effect laminate flooring, a radiator and tall south-facing window looking out to the rear garden. A solid pine door leads into the rear porch.

## Rear Porch

A useful rear entrance to the home, this room has a window to the rear garden and uPVC door. It's the ideal space to store muddy boots and coats after a hearty local walk.



### Inner Hallway

Back up on the first floor, a door from the sitting room leads into the carpeted inner hallway. This space has two ceiling light fittings and a fitted cupboard with hanging rail, which doubles as a wardrobe for the adjacent bedroom.

### Bedroom One

8'0" x 6'6" (2.45 x 2)

This room has splendid south-facing views and the room can be used as a single bedroom, nursery or home office. It is carpeted and has a ceiling light fitting and radiator.

### Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the landing, with steps left and right into the two double bedrooms. There are also a ceiling light fitting and window here.

### Bedroom Two

11'5" x 11'5" (3.5 x 3.5)

Located at the front of the home, this spacious double bedroom is carpeted and has a ceiling light fitting and radiator. There is space for a double bed and desk or dressing table. The built-in wardrobe is next to the window, which has fitted shutter blinds.

### Bedroom Three

12'3" x 11'1" (3.75 x 3.4)

With the best views in the house, stretching from Riber Castle in the east and sweeping round across the valley to the south and west. This double bedroom has gorgeous decor and an original ornate iron fireplace with tiled hearth and solid oak mantelpiece. The carpeted room has a radiator, fitted cupboard, ceiling light fitting and door to the en-suite shower room.

### Bedroom Three en-suite

9'10" x 5'1" (3 x 1.55)

A pine door with frosted glazing opens to reveal the gorgeous new shower room. With patterned floor tiles and subway brick-style walls, there is a ceramic WC with integral flush in the recess on the right. Immediately in front is a 'floating' ceramic sink with swan neck chrome mixer tap and, beyond, a combined radiator and heated towel rail.

At the far end, the shower cubicle has folding glass doors, a monsoon shower head and separate hand-held attachment. This mains-fed shower has wall-mounted controls too. The room also includes wall lights, recessed ceiling spotlights and an extractor fan.

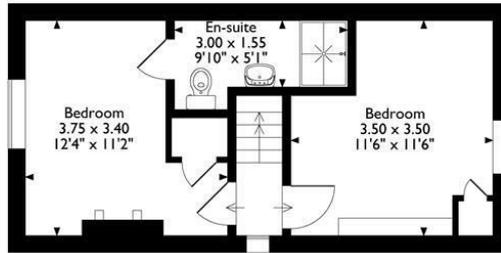
### Rear Garden

A simply magnificent spot from which to enjoy the views, this south-facing garden has a large dining patio and the greenhouse is included in the sale. On the exterior wall of the house are power points, a tap and lights. Timber fences form the right and left side boundaries. Two stone steps lead to the lower garden, with a modern decked diagonal path to the seating area beside the summer house. Gravel beds each side have a range of plants and trees including kohuhu, dappled willow and black elderberry.

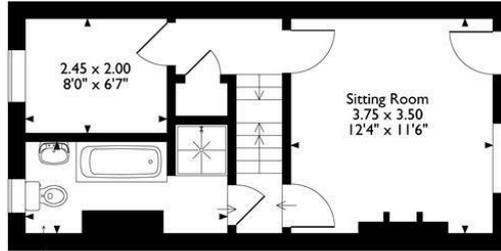
The summer house is carpeted and has wall lights and windows facing south and east. It's a great place in which to relax and, with power too, would make a great home office...if you can resist looking out of the window at the views all day! The summer house has external lights and a storage shed attached.



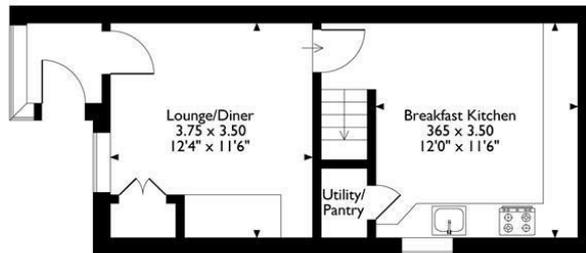
261 Smedley Street  
 Approximate Gross Internal Area  
 93 Sq M / 1001 Sq Ft



First Floor

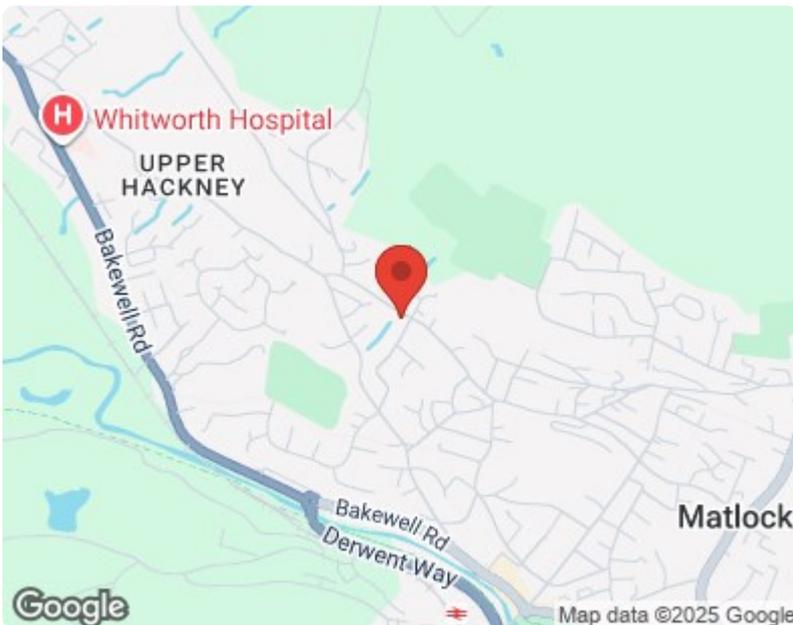


Street Level



Ground Floor

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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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