



Highfield Drive, Matlock, DE4 3FZ

Situated on a large corner plot at the end of a quiet cul-de-sac, this bungalow is very well presented and has a driveway, detached garage, large rear garden and sun room. Close to countryside and several schools, this is a versatile home with vacant possession and no upward chain.

To the front are a neat lawn, driveway, garage and shed. The L-shaped entrance hallway has doors leading into the kitchen, sitting room (and through to the sun room), two bedrooms and bathroom. At the rear is a lovely well-tended garden with dining patio area, shed and greenhouse.

This elevated area of Matlock is within a five minute drive of the thriving town centre and close to the A632 leading up through Ashover parish to Chesterfield. It's a wonderful, peaceful location and perfect for those who love quick access to the countryside. The Peak District and Chatsworth House are on your doorstep, whilst Matlock is within commuting distance of Sheffield, Nottingham and Derby.

- No upward chain
- Very well presented with spacious rooms throughout
- Close to several schools
- Large temperate sun room
- Vacant possession
- Quiet location at end of cul-de-sac
- Private driveway - parking for 2 vehicles
- Large corner plot
- Large rear garden with shed and greenhouse
- Detached garage

£325,000

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Front of the home

Located in a lovely spot at the end of a quiet cul-de-sac, this detached bungalow has space for one vehicle to park on the private driveway. The detached garage has an up-and-over entrance door and wall-mounted security light. The garage is of brick and tile construction, with a pitched roof.

A central path to the front door has neat rectangular lawns to the left and right. Pleasant planted borders beside the garage and bungalow are complemented by a small feature rockery set within the right-hand lawn. A decorative iron gate on the left leads to a side passage and round to the rear garden. There is also an outside tap.

Enter the home through a half-glazed composite front door into the tiled entrance porch, which is the perfect place to kick off muddy boots after a hearty local walk. This porch has a ceiling light fitting.

Entrance Hallway

The L-shaped hallway has a high ceiling with light fitting and loft hatch. There is a radiator, skirting boards and space on the right for coat hooks. Matching paneled white doors with chrome handles lead into the kitchen, sitting room, a large storage cupboard, both bedrooms and the bathroom.

Breakfast Kitchen

14'9" x 8'0" (4.5 x 2.45)

The large kitchen has a tiled floor, wide south-facing window and half-glazed uPVC door to the side passage and rear garden. On the left is a radiator and space for a dining table or breakfast table. The long worktop on this side of the room has a substantial inset ceramic 1.5 sink and drainer with chrome mixer tap, situated beneath the aforementioned window. There are a range of high and low level cabinets, together with space and plumbing for a washing machine and a refrigerator. A wall-mounted modern Ideal boiler is in the far corner.

Opposite is another long worktop with space and supply for a gas oven. There are two full-height cabinets and a range of high and low level cabinets and drawers. At the right-hand end is space and power points for a fridge-freezer. The room also has two ceiling light fittings.

Sitting Room

20'6" x 10'4" (6.25 x 3.15)

This beautifully-presented rectangular room has double patio doors directly out to the rear garden, together with a glass-and-timber paneled door into the Sun Room. It's a very pleasant light and airy space. The coal-effect electric fire has a marble hearth and decorative mahogany surround. The room is carpeted and has two ceiling light fittings, skirting boards, a radiator and lots of room for seating and additional furniture.

Sun Room

17'0" x 7'3" (5.2 x 2.22)

This pleasant and uplifting room has fitted roof blinds and a radiator - making it a temperate space that can be used all year round. There are far-reaching views to wooded hillsides to the north and east. With a tiled floor and radiator, the room has double French doors opening out to the rear garden. It also has plenty of windows flooding the room with natural light and several power points too. It is a versatile space that can be an additional lounge, playroom or dining area.

Bedroom One

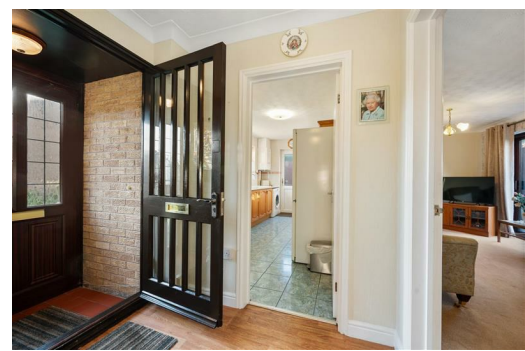
16'10" x 6'6" (5.13m x 1.98m)

This spacious double bedroom has full-width fitted wardrobes along the left and right walls. The mirrored wardrobes on the left have lots of hanging space and shelving, as do the wardrobes opposite. A large picture book window has views out to the rear garden. The room is carpeted and has a radiator, ceiling light fitting, skirting boards and ceiling coving.

Bedroom Two

10'5" x 9'2" (3.2 x 2.8)

Another spacious double, this bedroom has two south-facing windows with pleasant outlooks to the front. The room currently contains a number of free-standing wardrobes which can be included in the sale if required. This bedroom is carpeted and has a radiator, ceiling light fitting, skirting boards and coving.



Bathroom

5'10" x 5'10" (1.8 x 1.8)

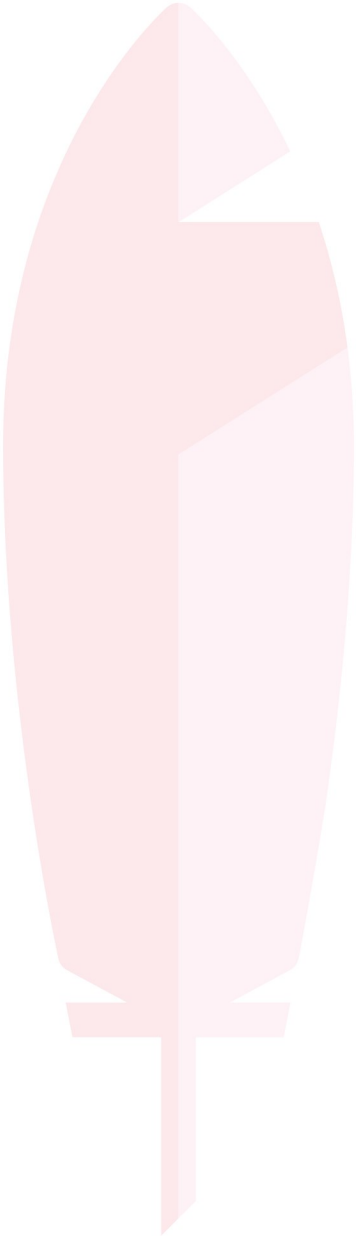
This recently-updated bathroom includes a walk-in bath with seat, chrome mixer tap and mains-fed shower. We love the easy-clean walls on this side of the room too! There is a WC, vanity unit with ceramic sink and chrome mixer tap, radiator and frosted double-glazed window. The room has floor-to-ceiling tiled walls on three sides and a vinyl floor.

Rear Garden

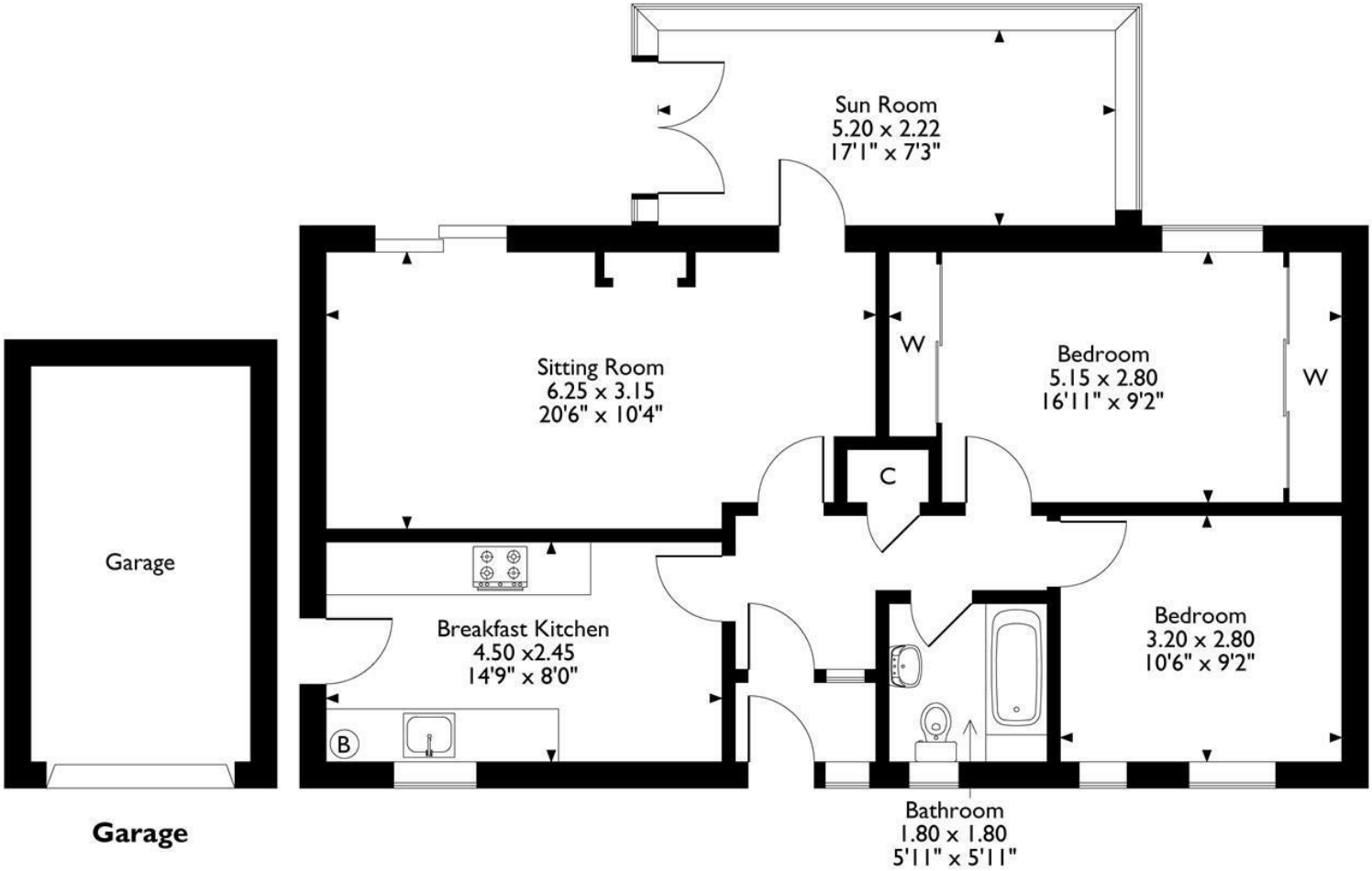
From the side gate, sitting room and sun room you alight upon the large dining patio area, which has a view of the garden and beyond to those wooded hillsides. It's a perfect spot to have breakfast and to gather with friends and family.

From here, step up onto the well-tended lawn which has shingle borders on each side, making it an easy maintenance garden or a blank canvas for a keen gardener. There are timber fences on the left and right and a picket fence with timber gate at the far end boundary. The large shed and greenhouse are included in the sale. There is a well-stocked flower bed in the right corner, an outside light and the path on the right leads around to another gate back out to the front garden.

N.B. EPC to follow



27 Highfield Drive
Approximate Gross Internal Area
80 Sq M / 861 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	

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