



## Bank Road, Matlock, DE4 3GL

Overflowing with genuine Wow Factor features including a huge balcony terrace with panoramic views and a majestic lounge-diner, this classically-styled home is one of a kind. Located in the heart of Matlock, the home has been upgraded to a very high standard, with a sleek modern kitchen, new shower rooms and all of the high quality furniture can be included in the sale.

Currently operated as a successful holiday let, this can also be a family home or perfect for a couple who have friends and family regularly visiting. The apartment occupies the first and second floors of this building and there is the option to purchase the ground floor property too. That is on the market with Bricks + Mortar and currently comprises two studio holiday let apartments with a lovely south-facing courtyard garden.

The living area on the first floor comprises an elegant huge lounge-diner, a modern breakfast kitchen and a simply stunning balcony terrace. On the upper floor are three double bedrooms (one en-suite) and a family shower room.

Bank Road and the junction with Smedley Street is a bustling neighbourhood with micropubs, artisan retailers, a deli and salons all contributing to a vibrant up-and-coming feel. 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 Heights of Abraham (including the iconic cable cars), The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Stunning huge balcony terrace with panoramic views
- Recently upgraded to an exceptional standard
- Currently operated as high-end holiday let
- New kitchen and new bathrooms
- Immaculately presented
- No upward chain and vacant possession
- Packed with WOW Factor features
- Elegant 3 bedroom, 2 bathroom home
- All furniture can be included
- Walking distance to town centre, parks and schools

**£295,000**

## Entrance to the home

With a private entrance off Bank Road, enter the home through a part-glazed uPVC front door. Panelled saloon doors open to reveal stairs up to a galleried entrance to the living area.

## Lounge-Diner

20'11" x 17'10" (6.4 x 5.45)

We literally yelled "Wow" when turning at the top of the stairs to see this magnificent room. It is elegant, bright and uplifting, with very high ceilings and light pouring in through the large bay window and additional tall window in the lounge. Additional light comes through from the double patio doors in the breakfast kitchen.

Engineered light oak flooring and crisp white walls add to the classic style. This is a huge, versatile room with plenty of space for lots of big sofas, seating, furniture and a large dining table and chairs.

A substantial log burner-style gas fire sits upon the large tiled hearth. The room also has three radiators and three large chandelier ceiling light fittings. Stairs lead up to the upper floor, there is a door to the WC and a wide open entrance into the breakfast kitchen.

## Breakfast Kitchen

19'8" x 9'0" (6 x 2.75)

Another striking room, the breakfast kitchen has fully-glazed patio doors out to the balcony terrace and a large south-facing window with great views up to Riber Castle. The engineered light oak flooring flows seamlessly through from the lounge. A substantial rectangular island with several cabinets has space for 6+ stools - it's a great place for friends and family to gather, at the juncture of the lounge, kitchen and terrace in the heart of the home. Above the island is a distinctive modern light fitting. To the left is a huge sideboard-dresser which is included in the sale and there is a radiator in this part of the room too.

On the right, the contemporary modern kitchen has matt black cabinets which contrast nicely with the white L-shaped worktop. An integral deep stainless steel sink with swan neck chrome mixer tap is set beneath that south-facing window. To the right is an integral four-ring gas hob with impressive black angled extractor fan above. On the right are two Bosch chest height ovens, grill and a combi oven. There are a wide range of fitted cabinets including a full-height Sharp fridge-freezer, an integrated washing machine and dishwasher. An Ideal boiler is located in the left-hand cabinet and the kitchen also has a drop-light three bulb ceiling light fitting.

## Balcony Terrace

Yet another area that elicited a loud "Wow" from us all! Outdoor space such as this is a rare find and this is a wonderful selling point of the home. The huge decked terrace has iron railings and pretty artificial flowers on a trellis surrounding the decking. There is plenty of room for outdoor seating and dining and wonderful south-facing views to Riber Castle, Starkholmes and the gorge to Matlock Bath in the distance. This is a real sun trap and there is an outside light and retractable washing line.

## WC

A great use of the space under the stairs, this room has a ceramic WC with integral flush and a ceramic corner sink with chrome mixer tap. There is a wall light and light oak flooring.

## Stairs to upper floor landing

Carpeted stairs curve up to the spacious landing, which has plenty of room for storage and seating. There is a ceiling light fitting, loft hatch and matching white panelled doors with chrome handles to the three double bedrooms and shower room.

## Shower Room

7'2" x 4'7" (2.2 x 1.4 )

With a tiled floor and easy-clean floor-to-ceiling tiled walls, this room has a cubicle with curved sliding glass doors. The mains-fed shower has a rainforest shower head and separate hand-held attachment, plus a recess useful for shampoo, etc.

The modern vanity unit has a cute curved rectangular sink with chrome mixer tap. There is a ceramic WC with integral flush, a very wide frosted double-glazed window, radiator, ceiling light fitting and extractor fan.



## **Bedroom One**

11'9" x 9'2" (3.6 x 2.8)

The first of three double bedrooms, this has the best views through the wide south-facing window, with more elevated views than the balcony terrace below. The room is carpeted and has a radiator, ceiling light fitting and fitted wardrobe-cupboard with hanging rails. A stylish frosted sliding door leads into the en-suite shower room.

## **Bedroom One en-suite**

7'10" x 2'5" (2.4 x 0.75)

With a tiled floor, this room has a cubicle with folding glass doors and easy-clean walls, which houses the Mira electric shower. A slimline vanity unit with rectangular sink and chrome mixer tap has a tiled splashback. The ceramic WC has an integral flush and there is a black vertical heated towel rail, extractor fan and recessed ceiling spotlights.

## **Bedroom Two**

14'5" x 10'5" (4.4 x 3.2)

Currently set up as a spacious twin bedroom, this largest bedroom has a wide window with far-reaching views over Matlock rooftops to the hilly countryside to the north-west.

The room is carpeted and has a radiator, ceiling light fitting and eye-catching diagonal wall features where a cleverly-positioned chest of drawers sits.

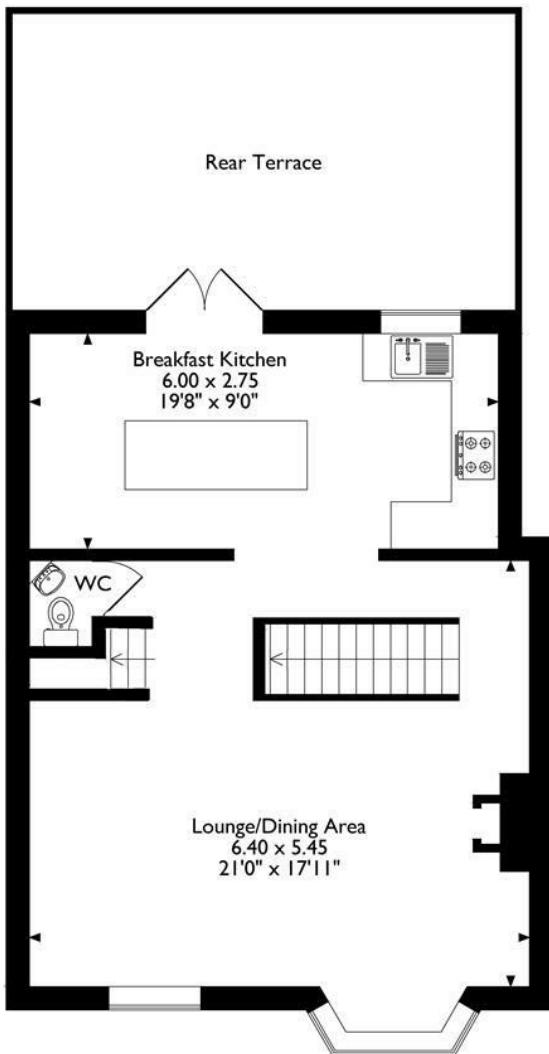
## **Bedroom Three**

11'5" x 9'8" (3.5 x 2.95)

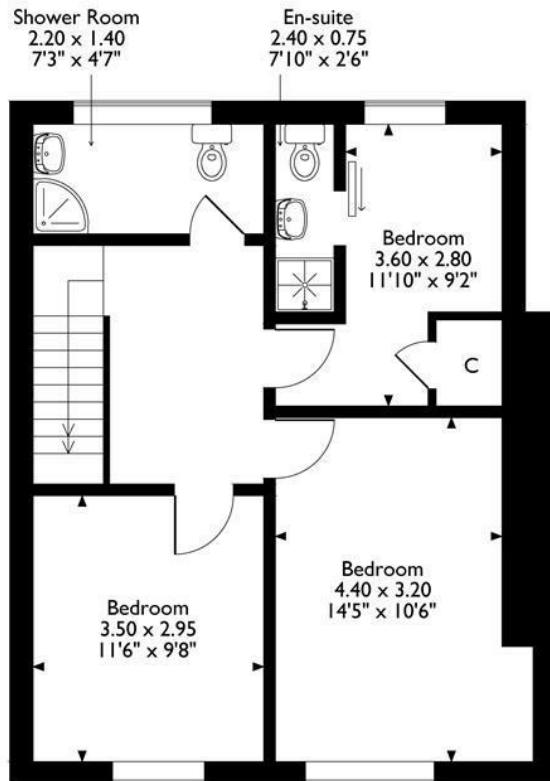
Another roomy double, this has similar views to Bedroom Two. The room is carpeted and has a radiator and ceiling light fitting.



70A Bank Road  
Approximate Gross Internal Area  
103 Sq M / 1109 Sq Ft



**First Floor**



**Second 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)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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