



Chesterfield Road, Matlock, DE4 3FS

This pristine family home has landscaped front and rear gardens, two parking spaces, three double bedrooms and Smeg appliances. Within walking distance of several schools and parks, the home has the feel of a boutique hotel inside and out. This home also has an EPC rating of B and plenty of storage throughout.

Set well back from the road with large bushes serving as an additional sound barrier, this attractive, modern home has a stone facade and easy-maintenance front garden. On the ground floor, the entrance hallway leads into the kitchen, lounge-diner and ground floor WC. To the first floor are two double bedrooms and the main bathroom, whilst the entire top floor comprises a huge double bedroom with dressing room area and an en-suite shower room. The rear garden has been landscaped at great expense and now features a two-tier decking with plenty of space for outdoor dining and seating.

Just beyond the rear garden are two allocated parking spaces.

There are several schools, nurseries and parks within walking distance, with pleasant walks to Cavendish playing fields and Lumsdale waterfall. The buzzing neighbourhood of Smedley Street, with a range of independent salons, bars and eateries is just a five minute walk away. Matlock town centre is a fifteen minute walk or short drive, whilst the delights of the Peak District and Derbyshire Dales countryside are also a short drive or cycle ride away.

- Immaculate family home with 3 double bedrooms
- Three storey home with elevated panoramic views
- Smeg kitchen appliances and Roca bathware
- Close to schools and parks
- Two bathrooms and ground floor WC
- EPC rating B - very energy-efficient
- Two allocated parking spaces at the rear
- Landscaped front and rear gardens
- No upward chain
- South east facing rear garden

£300,000

Front of the home

With elevated south-facing views over Matlock to the hilly countryside beyond, the newly landscaped front garden has a neat row of laurels. The gravel area is easy-maintenance and is a perfect spot for seating and dining, with outside lights illuminating the area. The home is of standard brick and tile construction and has uPVC double-glazing. There is a canopy porch over the composite front door, which is part-glazed and has a chrome handle and letterbox.

Entrance Hallway

The carpeted hallway has room for a sideboard or shoe rack and has a radiator and ceiling light fitting. Matching Mexicana doors with chrome handles lead into the kitchen, lounge-diner and WC. Stairs on the right lead up to the first and second floors.

Kitchen

9'10" x 9'2" (3 x 2.8)

The sleek and bright modern kitchen has a vinyl floor and glossy white cabinets with chrome handles. The U-shaped worktop has an integral 1.5 stainless steel sink and drainer with swan-neck chrome mixer tap set beneath the wide west-facing window, which looks out over the front garden. The low level cabinets include a fitted Smeg dishwasher and space and plumbing for a washing machine. Around to the right, the four-ring Smeg gas hob has an electric oven below and brushed chrome extractor fan above.

The kitchen has ample storage in a range of high and low level cabinets and drawers. The top left cabinet houses a modern Ideal boiler. In the far right corner is a full-height Smeg fitted fridge-freezer. The kitchen also has a radiator and recessed ceiling spotlights.

Lounge-Diner

15'8" x 15'7" (4.8 x 4.75)

This large bright room has double patio doors and an east-facing window. There is space on the right for a six seater dining table, with room in the lounge area for sofas and additional furniture. The lounge is carpeted and has a modern fireplace, two radiators, ceiling light fitting and under-stairs cupboard.

Ground Floor WC

6'2" x 3'3" (1.9 x 1)

With a vinyl floor and west-facing window, this useful room has a ceramic WC with integral flush and ceramic pedestal sink with chrome mixer tap and tiled splashback. There is also a ceiling light fitting and extractor fan.

Stairs to first floor landing

Carpeted stairs with a banister on the left curve up to the first floor landing. The landing has a radiator, two ceiling light fittings and Mexicana doors to the two double bedrooms on this floor plus the bathroom and a cupboard with shelving and large water tank. Stairs at the end continue up to the master suite on the top floor.

Bedroom One

16'0" x 9'4" (4.9 x 2.85)

Another lovely bright and airy room, this large double bedroom has two wide east-facing windows with views over rooftops to the surrounding countryside beyond. There is plenty of space for a double or king size bed, seating and additional furniture. The two recessed fitted double wardrobes provide lots of hanging and shelving space. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Two

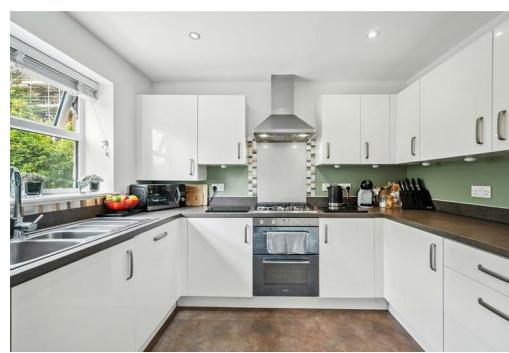
14'5" x 8'8" (4.4 x 2.65)

With a wide and deep alcove on the right, there is plenty of space in this room for a double bed, wardrobes and bedroom furniture. The room is carpeted and has a large west-facing window, radiator and ceiling light fitting.

Bathroom

6'10" x 6'2" (2.1 x 1.9)

The contemporary bathroom has distinctive vinyl flooring and sparkly easy-clean walls. The Roca bath has a chrome mixer tap, with mains-fed shower above and a pivoting glass screen. The high quality Roca bathware includes a ceramic WC with integral flush and pedestal sink with chrome mixer tap and tiled splashbacks. The room also includes a shaver point, white vertical heated towel rail, extractor fan and recessed ceiling spotlights.



Bedroom Three

21'5" x 11'11" (6.55 x 3.65)

The top floor master suite comprises this huge dual aspect bedroom which runs the full width of the house. It has two double fitted wardrobes, a dressing room area, eaves storage aplenty and an en-suite shower room. The room is carpeted and has two radiators, a ceiling light fitting, loft hatch and plenty of room for a bed, dressing table and additional furniture.

En-suite shower room

7'2" x 4'11" (2.2 x 1.5)

This roomy space has vinyl flooring and a Velux window. The shower cubicle has folding glass doors, a tiled surround and houses a mains-fed shower. The Roca ceramic WC has an integral flush and there is a Roca pedestal ceramic sink with chrome mixer tap, recessed ceiling spotlights, extractor fan and white vertical heated towel rail.

Rear Garden

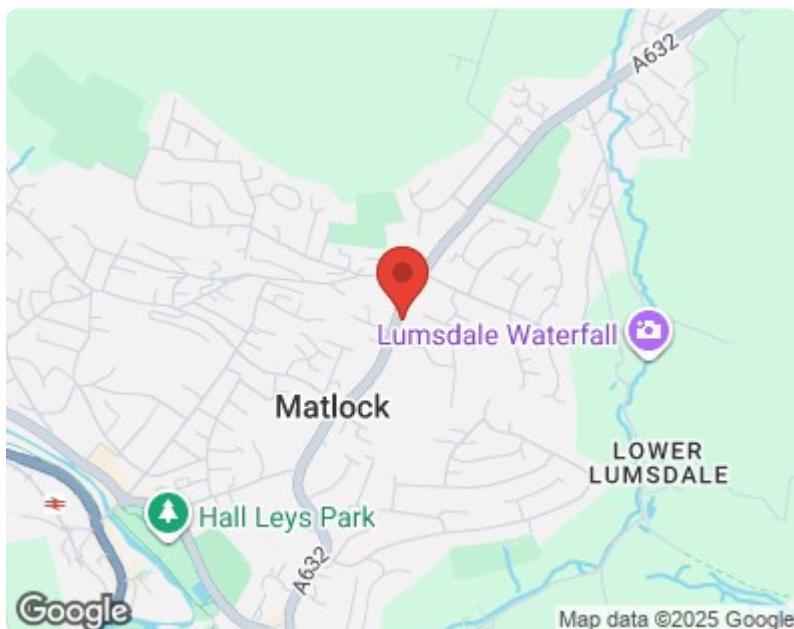
Accessed from the lounge-diner and via a side gate, this magnificent rear garden has been fully-decked. It is therefore easy to maintain and is set over two tiers, with a reinforced glass screen and four steps separating the two levels. It's set up with pretty lighting and is a wonderful space to sit out from coffee and croissants for breakfast through to sociable drinks with friends and family in the evening. There is ample room for outdoor seating, dining sets and storage. Views south east look up to the leafy hillsides around Matlock and towards local landmark Riber Castle. This is a splendid place in which to relax awhile and spend quality time with family and friends.



84 Chesterfield Road
Approximate Gross Internal Area
111 Sq M / 1195 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)	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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