



## Cardinshaw Road, Matlock Moor, DE4 5PX

In pristine condition, this two double bedroom home has a south-west facing garden, driveway with parking for two vehicles and EPC rating of B. Located towards the end of a quiet cul-de-sac on the edge of Matlock, the home is close to schools and countryside walks. This shared ownership home offers a 35% share, with a monthly rent and service charge payment of £431.64.

On the ground floor, the entrance hallway leads through to the kitchen, ground floor WC and a spacious living room with dining area. To the first floor are two double bedrooms and a family bathroom. The large rear garden includes a dining patio, lawn and gravel area beside the potting shed.

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, with Lumsdale Waterfall and countryside walks close by. The Peak District and Chatsworth House are within a short drive and the home is within commuting distance of Sheffield, Nottingham and Derby.

- 35% shared ownership property
- Council Tax band B
- Large plot with splendid rear garden
- Stylish decor throughout
- Local eligibility criteria apply - ask agent for details
- Towards end of cul-de-sac on edge of Matlock
- Driveway with two parking spaces
- Energy efficient - EPC rating B
- Countryside views
- Two double bedrooms, bathroom and ground floor WC

**£75,000**

# Cardinshaw Road, , Matlock Moor, DE4 5PX

## Front of the home

The home is of standard brick and tile construction. The block paved driveway on the left has space for two vehicles to park, with a gate through to the rear garden.

The slate front garden has space for planters, with a path to the front door, which has a wall-mounted light to the side. Enter the home through the part-glazed composite front door with chrome handle, letterbox and knocker.

## Entrance Hallway

The wide and welcoming hallway has space for a sideboard, shoe rack or similar furniture. With a laminate floor, the hallway has two ceiling light fittings, a radiator and matching white panelled doors with chrome handles into the kitchen, WC, under-stairs cupboard and living room. On the right are stairs up to the first floor landing.

## Kitchen

10'0" x 9'4" (3.06 x 2.86)

With a tile-effect laminate floor, the kitchen has a wide east-facing window, ceiling light fitting and radiator. The U-shaped worktop includes an integral 1.5 stainless steel sink and drainer with chrome mixer tap and space and plumbing below for a washing machine. There is lots of storage in the high and low level cabinets. The four ring Zanussi gas hob has a brushed chrome extractor fan above and gas Stoves oven below.

A modern Vaillant boiler is housed in the top-left cupboard and there is space at the right hand end for a fridge-freezer.

## Ground Floor WC

The ceramic WC has an integral flush and the ceramic Roca sink has a chrome mixer tap, with tiled splashback. The room also includes a chrome vertical heated towel rail, tile-effect laminate floor, ceiling light fitting, charming wallpaper and an extractor fan.

## Living Room

16'9" x 12'9" (5.13 x 3.91)

A bright and airy room, the west-facing large window and double French fully-glazed doors to the rear garden bring lots of natural light flooding in. There is plenty of space on the right for a 4-6 seater dining table. The carpeted room has a radiator and two ceiling light fittings, with plenty of room for living room furniture. The coal-effect electric fire on the left is set within a portable fireplace.

## Stairs to first floor landing

Wide carpeted stairs with a banister on the right lead up to the galleried L-shaped landing. The landing has a ceiling light fitting and loft hatch overhead and space for a storage unit. Matching white panelled doors lead into the two double bedrooms and family bathroom.

## Bedroom Two

16'9" x 9'11" (5.13 x 3.03)

This spacious double at the rear of the home has two west-facing windows with great views over the rear garden to the tree-filled open countryside beyond. The room is carpeted and has a radiator and ceiling light fitting.

## Bathroom

6'5" x 5'7" (1.96 x 1.72)

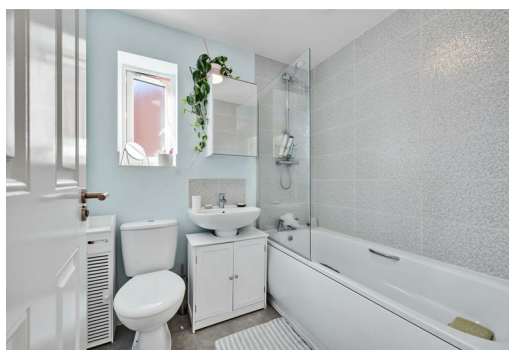
The sleek modern bath has a chrome mixer tap with mains-fed shower above. It also has a pivoting glass screen and tiled surround. The pedestal ceramic large bowl sink has a chrome mixer tap, with wall-mounted mirrored cabinet above. There is a ceramic WC with integral flush, frosted double glazed window, ceiling light fitting and extractor fan. The room also includes tile-effect laminate flooring and chrome vertical heated towel rail.

## Bedroom One

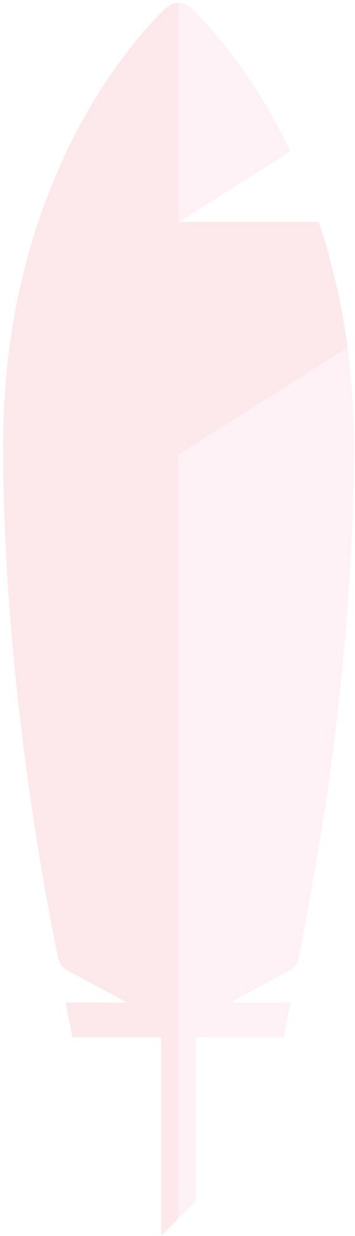
13'1" x 10'1" (4.01 x 3.09)

This roomy double at the front of the home has two east-facing windows, so is great for morning people! It feels nice and open, with views to the green space opposite and up the road opposite to the wood in the distance. An airing cupboard includes a radiator and there is a wide alcove with space for a wardrobe. This carpeted bedroom has plenty of room for a double bed, desk or furniture, a radiator and ceiling light fitting.

## Rear Garden

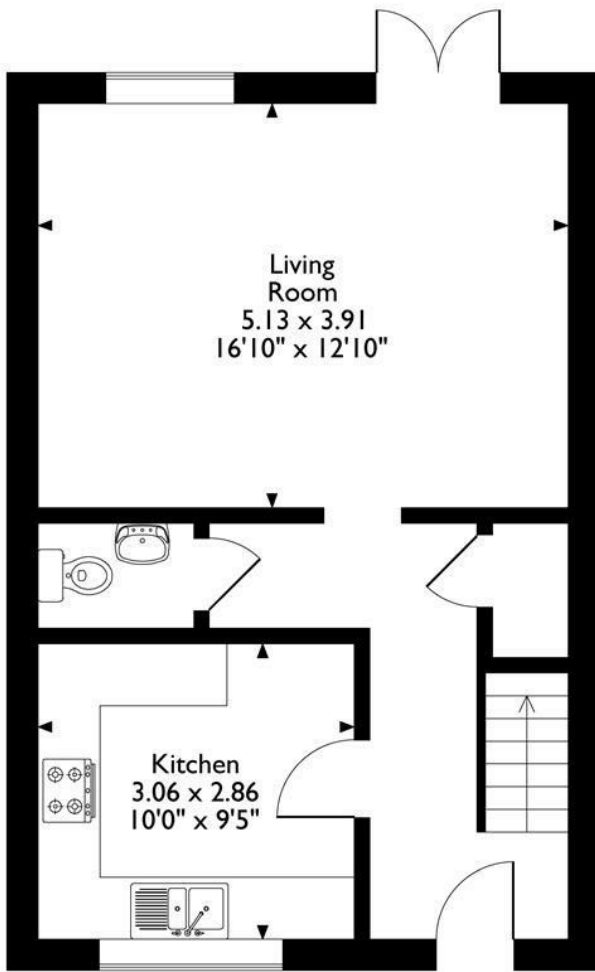


Accessed from the living room and driveway, you alight upon a wide L-shaped patio with plenty of space for outdoor seating and dining. The lush L-shaped lawn has planted borders full of colourful plants and bushes. Through a pergola with pretty picket fence is a gravel garden, with a large potting shed on the right. There is a modern timber fence on three sides, an outside tap and outside light. With open countryside beyond, this is a lovely peaceful sanctuary on the edge of Matlock.

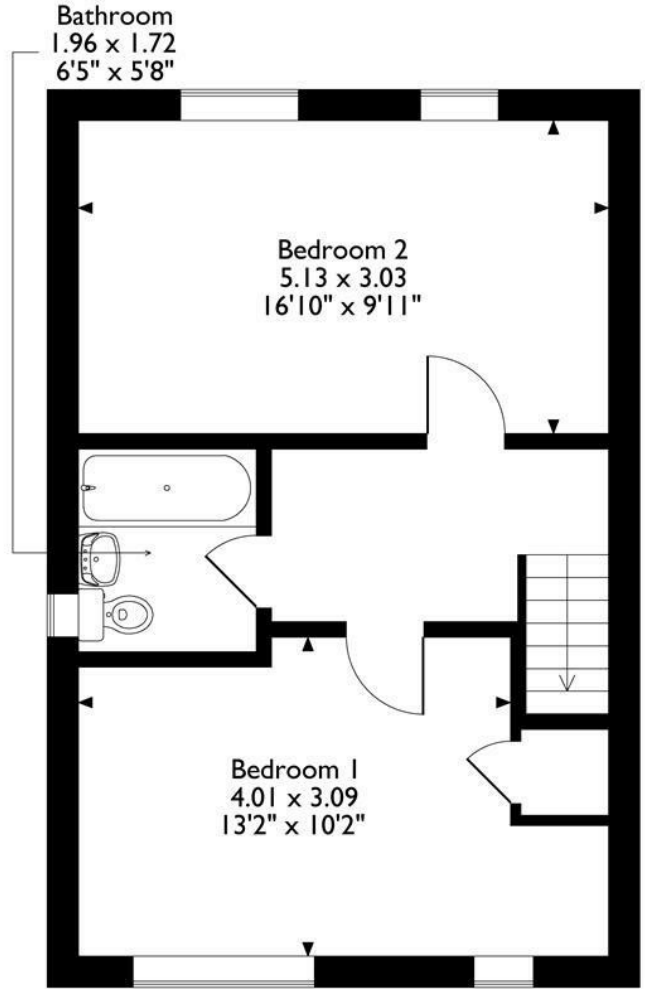


# 31 Cardinshaw Road

Approximate Gross Internal Area  
83 Sq M / 893 Sq Ft



**Ground Floor**



**First 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	83	

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		

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315