BRICKS + MORTAR

Black Rocks Avenue,
Matlock, DE4 3ND

With no upward chain and vacant possession, this extended family home occupies a large corner plot and has front and rear gardens, plenty of communal parking and panoramic south-facing views. Located at the end of a popular cul-de-sac and with a babbling brook and waterfall immediately beyond the rear garden, this home offers exceptional value for money and has a good EPC rating of C.

On the ground floor, the entrance porch leads through to the kitchen, lounge-diner, inner hallway, ground floor WC, bedroom and en-suite. To the first floor are three further bedrooms and the family bathroom. The front and rear gardens have dining patios and include a large summer house and shed.

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.

- No upward chain and vacant possession
- Extended to add ground floor bedroom and en-suite
- 4 bedrooms, 2 bathrooms and WC
- Large corner plot with south-facing gardens and summer house
- Plenty of on-street communal parking
- Spacious family home close to countryside walks
- EPC Rating C
- Walking distance to town centre and Arc leisure centre
- Panoramic south-facing views
- Council Tax band B

£275,000

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Front of the home
Situated at the top, elevated end of a long cul-de-sac, this large corner plot sits beside plentiful communal parking. A path with a handrail on the right leads to a seating area, which is a great spot from which to enjoy the views. Neat slate beds each side have plenty of space for planters - and a raised flower bed on the left includes two cypress trees and a timber fence beyond. A path around the left-hand side of the home leads to the rear garden. There are wall-mounted lights beside the part-glazed uPVC front door.

Entrance Porch
This large useful space has a wide west-facing window on the right and a worktop with space below - handy for kicking off boots after a hearty local walk. The room includes a ceiling light fitting, Vaillant boiler, laminate flooring and panelled door with chrome handle into the kitchen.

Kitchen
10'7" x 9'10" (3.25 x 3)
The modern kitchen has a U-shaped worktop with tiled splashbacks and a range of high and low level cream cabinets with chrome handles. Immediately on the left is a stainless steel 1.5 sink and drainer with swan neck chrome mixer tap. Below is space and plumbing for a washing machine and dishwasher and further along, space for a gas oven, with fitted extractor fan above. Beneath the worktop there is also space for a refrigerator and freezer. The room has laminate flooring, a radiator, ceiling light fitting, west-facing window and a white panelled door with chrome handle into the lounge-diner.

Lounge-Diner
24'3" x 10'7" (7.4 x 3.25)
This spacious and bright dual aspect room has large windows at each end and a high ceiling. The west-facing window on the right has views straight across to the verdant hilly countryside. There is space in this part of the room for a 4-6 seater dining table, together with a radiator, wall light and ceiling light fitting. The carpet flows seamlessly through to the lounge area, where there are two more wall lights, a ceiling light fitting and gas fire. The lounge has plenty of space for sofas and additional furniture. A door leads through to an inner hallway.

Inner Hallway
The carpeted hallway has space on the left for a cabinet or bookcase beside the large under-stairs cupboard. A door to the rear garden is on the right and there are also doors to the ground floor WC and bedroom, with en-suite wet room. The hallway has a ceiling light fitting and radiator.

Ground Floor WC
5'2" x 3'5" (1.6 x 1.05)
A modern room with ceramic WC and sleek vanity unit with ceramic sink and chrome mixer tap. The room has easy-clean tiled walls, herringbone pattern laminate flooring, a frosted double-glazed window and ceiling light fitting.

Bedroom One
13'1" x 9'6" (4 x 2.9)
This L-shaped double bedroom has a tall south-facing window looking out to the rear garden and an additional east-facing window. Forming part of the extension, this purpose built bedroom is carpeted and has a radiator, ceiling light fitting and plenty of room for a bed and furniture. Folding doors lead into the en-suite wet room.

En-Suite Wet Room
11'1" x 6'4" (3.4 x 1.95)
At the far end, the large walk-in shower area has a tiled surround and Triton electric shower. The room includes a ceramic sink with chrome taps and a WC. The room has a non-slip floor, frosted double-glazed window, radiator and ceiling light fitting.

Stairs to first floor landing
Carpeted stairs with a handrail on each side lead up to the roomy galleried landing. There is space here for seating and storage. The landing has a ceiling light fitting, radiator and matching white panelled doors with chrome handles to the three bedrooms, bathroom and a double airing cupboard. This cupboard houses the water tank and has lots of shelving. Overhead is a loft hatch.

Bathroom
7'8" x 5'6" (2.35 x 1.7)
This spacious room has a cubicle on the right with curved glass doors housing the Triton electric shower. An Ideal Standard ceramic pedestal sink with chrome taps sits beside the ceramic WC with integral flush. The room has laminate flooring, a frosted double-glazed window, ceiling light fitting and radiator.

Bedroom Two
11'7" x 11'1" (3.55 x 3.4)
From this elevated position you have the best views in the house of the rolling green countryside to the west. This spacious double has plenty of room for a king size or double bed and furniture thanks to the double fitted wardrobe, with cabinet above. The room has pine-effect laminate flooring, a ceiling light fitting and radiator.

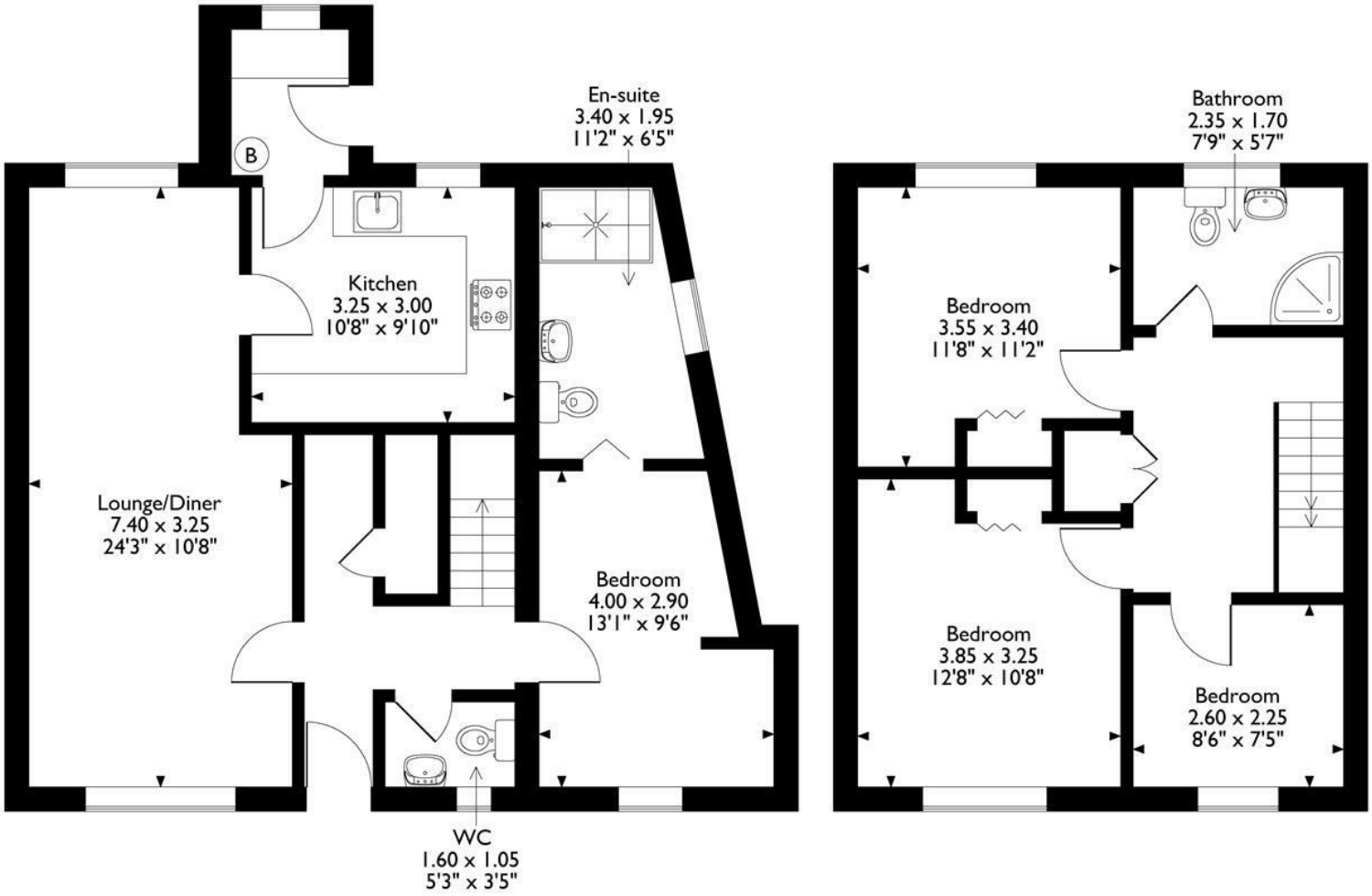
Bedroom Three
12'7" x 10'7" (3.85 x 3.25)
The mirror image of Bedroom Two, this double bedroom also has fitted wardrobes and plenty of room for a bed and furniture. This carpeted room has a radiator, ceiling light fitting and views over the rear garden and beyond the stream to a neighbouring field.

Bedroom Four
8'6" x 7'4" (2.6 x 2.25)
With interlocking pine laminate flooring, this is another room with views over the rear garden to the field. Suitable as a single bedroom, nursery or home office, this room has a ceiling light fitting and radiator.

Rear Garden
This is a fantastic rear garden which surprises and delights. Accessed via the side path and from the back door (which you may use as the main entrance into the home), you alight upon the very large dining patio. There is plenty of room here for seating and dining. The garden faces south and west so gets the sun all day. The garden includes a large shed and large summer house - which is a great spot for sheltered seating and relaxation.

On the right is a slate bed with planters and a decorative iron gate which leads to a path to the pretty tree-lined stream and waterfall which runs behind the garden. There's another timber gate beside the cypress bush behind the summer house which also opens onto the stream. A raised flower bed up on the left provides more space for colourful plants and flowers. By the back door is a wall-mounted light and outside tap.

30 Black Rocks Avenue
Approximate Gross Internal Area
110 Sq M / 1184 Sq Ft



Ground Floor **First Floor**

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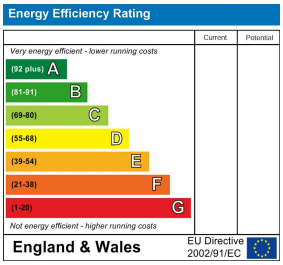

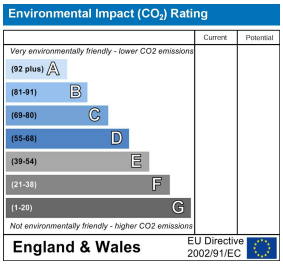

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