



## Smedley Street East, Matlock, DE4 3FQ

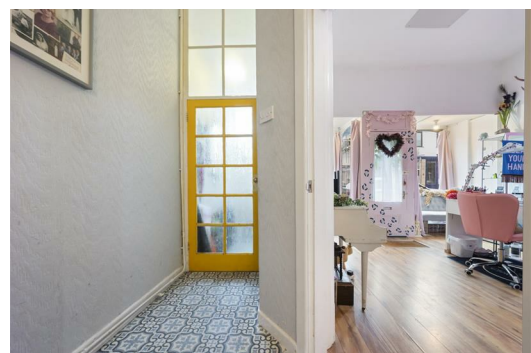
**£450,000**

This substantial family home is located in the trendiest, most sought-after locale in Matlock. Having been restored and renovated throughout - the list is extensive and includes a new kitchen, full rewire, new floorboards, windows, doors, boiler and insulation - the home also offers the opportunity to add further value by renovating the basement as a separate dwelling or integral annexe. This could be a multi-generational home and has potential to easily compartmentalise into two or even three separate dwelling zones.

Entering at street level, the ground floor includes a spacious dining room, living room and breakfast kitchen. On the first floor are a family bathroom, shower room and three double bedrooms. Three further double bedrooms are on the second floor. The basement includes a living space, shower room, utility room and two large storage rooms.

The rear garden has a large rectangular lawn and elevated decked patio with children's play area and slide. The views from the ground floor upwards are spectacular - taking in Riber Castle and the verdant hilly countryside beyond the rooftops of Matlock town.

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.





### Front of the home

Also known as Hurstler House, this home has a grand facade set across three storeys up from ground level. A gap between the decorative iron fence allows you to enter the home either directly into the dining room (former shop - now residential) or through the stylish front door set within colonnaded stone jambs with a glazed panel above.

### Entrance Hallway

With a high ceiling and contemporary tile-effect vinyl floor, the entrance hallway has an internal glass-paneled door leading through to a wider hallway. There is a ceiling light fitting and doors to the dining room, living room and breakfast kitchen. A door leads down to the basement and a lovely staircase heads up to the first and second floors.

### Dining Room

17'4" x 14'9" (5.3 x 4.5)

Originally a shop front, this room has large windows, an oak veneer floor and a wooden part-glazed front door. The high ceilings give a great sense of space in this bright and airy room. There are three light fittings and a tall deep alcove with shelving. It is a versatile room that could also be a roomy home office. Part-glazed timber doors lead into the entrance hallway and living room.

### Living Room

15'1" x 13'1" (4.6 x 4)

We adore this grand living room. The newly-restored fully double-glazed bay window structure includes double glazed windows, which offer splendid panoramic views over rooftops to the hilly countryside surrounding the town, including up to local landmark Riber Castle. The room is carpeted and has a radiator and chandelier ceiling light fitting with ceiling rose. Other traditional features include ceiling coving, high skirting boards and curved arched alcoves each side of the fireplace.

The fireplace itself has a stone lintel above and light oak hearth.

### Breakfast Kitchen

14'9" x 9'10" (4.5 x 3)

The entire kitchen has been installed by the current owners and has a lovely bright feel thanks to the natural light pouring in through the south- and west-facing windows. Entering from the entrance hallway through a modern light oak door with vertical glazed panels, you alight onto the oak veneer flooring. There is plenty of space for a 4-6 seater dining table or smaller breakfast set. On the left is a long L-shaped worktop with glossy sleek high and low level cabinets and drawers. The angular rectangular 1.5 sink and drainer with swan neck mixer tap is set beneath a window with those stunning views. There is space and plumbing for a dishwasher beneath the worktop. A uPVC door with frosted glazing opens out to a stone staircase with railing down to the rear garden.

To the right is a tall radiator and within the former fireplace is a Rangemaster Toledo oven (which may be available by separate negotiation) with five ring gas hob, warming plate, ovens and grill. Another worktop with built-in wine rack is to the right and there is then space for a fridge-freezer.

### Stairs to first floor landing

We'll head upstairs from the ground floor - and carpeted stairs lead up to an initial landing with doors to the bathroom and shower room. The stairs continue up to another main first floor landing where there is a tall cupboard with shelving and ceiling light fitting above. Doors lead into three double bedrooms.

### Bathroom

11'1" x 9'10" (3.4 x 3)

This spacious room has a bath with mosaic tiled surround and chrome taps. The ceramic WC has an integrated flush and there is a ceramic pedestal sink. The tall storage cupboard houses a modern Ideal Vogue C40 boiler fitted December 2022 - with 10 years remaining on the warranty. There are superb views from the bath to those hills surrounding the town - it's a great place to relax awhile. The bathroom has a vinyl floor, part-tiled and part-painted walls, radiator and ceiling light fitting.

### Shower Room

The double shower cubicle has sliding glass doors and houses a mains-fed shower. The ceramic WC has an integrated flush and there is a ceramic pedestal sink with chrome taps. The room also includes a frosted double glazed window, floor-to-ceiling tiled walls, vinyl floor, ceiling light fitting and chrome vertical heated towel rail.

### Bedroom One

15'1" x 13'1" (4.6 x 4)

We love this room! Situated at the rear of the property and with a huge window offering elevated views, it's a wonderful place to wake up in the morning. The exposed floorboards, high ceiling and abundant natural light all give the room a lovely airy feel. There is a ceiling rose and chandelier light fitting, ceiling coving, bay window ledge seat and arched alcoves, all adding to the traditional feel of the home. The substantial tall open wardrobe has masses of hanging and shelving space. The room also has a radiator.

### Bedroom Two

14'9" x 10'2" (4.5 x 3.1)

This spacious double bedroom has tall sash windows providing interesting views of the vibrant street scene. The room is carpeted and has a radiator and ceiling light fitting. Currently used as a child's bedroom with single bed, it demonstrates how much space there is for additional furniture.

### Bedroom Three

11'1" x 10'5" (3.4 x 3.2)

This double bedroom has sash windows, radiator and ceiling light fitting.

### Stairs to second floor landing

This staircase is flooded with natural light from the Velux window overhead. The carpeted stairs have space at the turn for seating and storage and there is then much more additional storage at the landing level, with two large over-stairs cupboard and eaves storage. There is a ceiling light fitting and pine doors to bedrooms 4-6. The loft above is part-boarded and has a skylight.

### Bedroom Four

15'1" x 13'1" (4.6 x 4)

The second floor bedrooms all have the same footprint as the corresponding first floor bedrooms below...but with even more spectacular views! This large double bedroom has exposed floorboards, a high ceiling with light fitting, radiator and lots of room for furniture and seating.

### Bedroom Five

14'9" x 10'2" (4.5 x 3.1)

Currently used as a roomy home office, this bedroom has exposed floorboards, a ceiling light fitting and radiator.

### Bedroom Six

11'1" x 10'5" (3.4 x 3.2)

With more elevated neighbourhood views through the sash windows, this room has exposed oak floorboards, a radiator and ceiling light fitting.

### Basement - Utility Room

13'1" x 9'2" (4 x 2.8)

As previously mentioned, the basement offers a perfect opportunity to offer a completely separate annexe which could be used for rental, as a holiday let or for a family member to reside in. There are internal stairs and so it's a flexible and versatile opportunity.

The utility room has a tiled floor and high ceiling with light fitting. There is a tall south facing window and a worktop unit with stainless steel sink and drainer, with chrome mixer tap. A separate pine worktop has space and plumbing below for a washing machine and tumble dryer. There is space in the wide hallway for a fridge-freezer and additional storage.

### Basement - Shower Room

7'6" x 4'11" (2.3 x 1.5)

A pine door leads into this room, which has a tiled floor and ceramic pedestal sink with chrome taps. There is a ceramic WC, electric shower, tall frosted window and ceiling light fitting.

### Basement - Living Rooms

14'9" x 12'9" and 9'10" x 7'10" (4.5 x 3.9 and 3 x 2.4)

With the potential to improve and add value, this large versatile space could be a studio (living room and bedroom), cinema room or home office. There is a tall window with views all the way up to Riber Castle, a concrete floor and two ceiling light fittings.

The basement also includes a vestibule between this living space and the stairs up to the ground floor and two period cellars with traditional stone thralls and original wood drop. The basement also includes the electric consumer unit, gas main feed entry and water stop cock.

### Rear Garden

This adorable garden is unusually large for the area, in keeping with the substantial size of the house itself. The garden can be accessed from the kitchen, basement or via a secure lockable gate to a path to the side of the property. Each of these entrances bring you to a paved patio area with large shed. The garden then opens out to reveal a neat rectangular lawn with privet hedge on the left and a dry stone wall on the right. Both sides have planted borders. At the far end is a new decked dining patio area which includes a timber play area and slide.

The garden is a lovely sanctuary which gets the sun all day long. It's a great place to hang out with family and friends.

