



## Dale Road, Matlock Bath Matlock, DE4 3PT

With breathtaking panoramic views outside and immaculate modern living inside, this is a stylish home with two easy-maintenance elevated gardens. The home comes with a parking space, is fully furnished with all appliances and it has been fully rewired, re-plastered and redecorated throughout. Having previously been a successful holiday let, it would also be a perfect starter home.

Ascending steps up from the parking space below, you pass a spacious easy-maintenance garden with dining patio and additional upper garden in front of the home. Entering into a spacious and impressive entrance hallway, the room has a utility space on the right, sleek contemporary kitchen and sitting room with dining area. The steel-and-glass staircase leads up to the first floor where you'll find the bathroom, main bedroom and a home office space. Stairs lead up to the second bedroom up on the top floor.

Matlock and Matlock Bath are very well served for eateries, bars, traditional pubs and a range of independent retailers, as well as a large supermarket only a 2-3 minute drive away. It's a tourist honeypot, with the cable cars to the Heights of Abraham just around the corner. There are riverside and clifftop walks, the pleasant Hall Leys Park in central Matlock, Peak Rail steam railway and the delights of the Peak District and Derbyshire Dales very close by.

- Immaculate 2 bedroom home upgraded to very high standard
- Perfect starter home or holiday let
- Fully rewired, re-plastered and redecorated throughout
- Council Tax band B
- Breathtaking panoramic views over the river and gorge
- Two easy-maintenance gardens with elevated views
- High quality steel-and-glass staircase
- All furnishings and appliances included in the sale
- Starlink superfast Wifi equipment included
- Private driveway parking for 1 vehicle

**£250,000**

### **Front of the home and gardens**

A private road leading off the A6 curves up to the allocated parking space. From here, steps lead up to the lower garden, where an iron gate opens onto an astroturf area, with plenty of room for seating and dining. There is a walkway lined with pretty box hedges above. Wooden steps with a rail on the left continue up to the house and upper garden immediately in front, with breathtaking views across to the river and gorge opposite. This is east-facing so gets the morning sun, so is a perfect spot for breakfast and brunch.

A path beside the house leads to the main entrance and a small outdoor storage beyond, with room for storage and a wall-mounted tap. A large porch has an overhead light and, to the right, a utility cupboard with modern Ideal boiler, a washer-dryer and room for coats and storage. Enter the home through the fully-glazed door with chrome handle.

### **Sitting Room and Dining Area**

**17'2" x 10'5" (5.25 x 3.2)**

The stunning entrance to the home, with the steel-and-glass staircase in front, is indicative of the quality you'll find throughout. Underneath the open staircase is a wide wall-mounted cabinet and space for storage and display. There are recessed spotlights overhead and the high quality laminate flooring flows left to the sitting room and right towards the kitchen.

The dining area on the left has a four-seater dining table. In the sitting room, the tall wooden-framed modern window has spectacular views across to the gorge opposite. A contemporary multi-fuel burner is set within the chimney breast, with alcoves each side. There is shelving on the right including a television on a pivoting bracket. The room also includes a sleek low-level radiator.

### **Kitchen**

**7'0" x 6'8" (2.15 x 2.05)**

Beside the front door, there is a large white radiator on the right wall and then a full-height window with a view out to the curved tall dry stone wall outside. The well-designed kitchen has an L-shaped worktop with cabinets above and below, including a Hisense dishwasher, integral refrigerator and two deep pan drawers. Above is a Siemens combination oven/microwave and four-ring electric hob. The integrated stainless steel sink with chrome mixer tap has shelving above and a blackboard wall to the right. The kitchen also has recessed ceiling spotlights.

### **Staircase to first floor landing**

The stylish staircase has a glass balustrade with steel handrail on the right and leads up to the first floor landing, with skylight windows above and recessed ceiling spotlights.

There is high quality pine-effect laminate flooring and matching doors with chrome handles to the bathroom, bedroom one and to the home office with bedroom two upstairs from here.

### **Bathroom**

**6'10" x 6'8" (2.1 x 2.05)**

The large angled Velux-type window has leafy views and brings lots of natural light in. On the right, the three-quarter bath has a chrome mixer tap, mains-fed shower, pivoting glass screen and easy-clean walls. There is a ceramic WC with integral flush, black vertical heated towel rail, sleek large vanity unit with two drawers and, above, a ceramic Duravit sink with chrome mixer tap. The room also has laminate flooring, an extractor fan and wall light.

### **Bedroom One**

**10'9" x 10'5" (3.3 x 3.2)**

What a room to wake up in! At the front of the home and with phenomenal views, this spacious double has two full-height fitted double wardrobes, creating space within the room for a double bed and furniture. The bedroom has quality laminate flooring, a radiator and recessed ceiling spotlights.

### **Home Study**

**11'5" x 5'8" (3.5 x 1.75)**

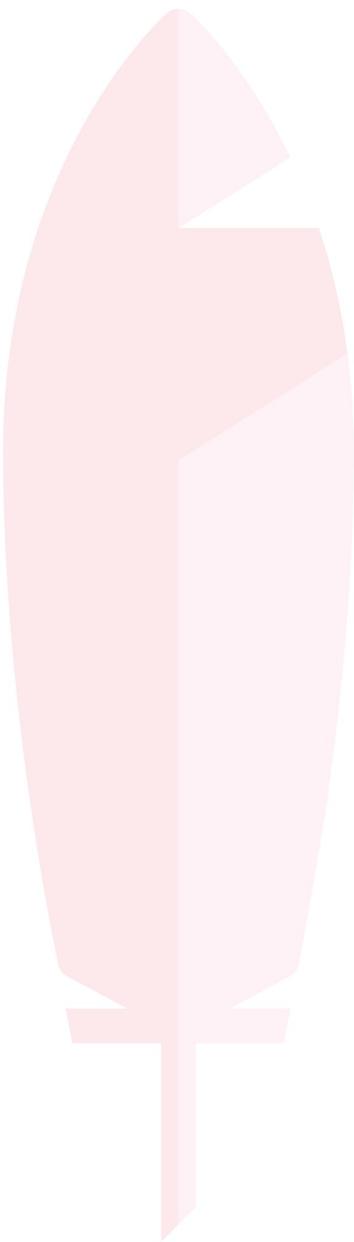
Set up as a good-sized bespoke home office area, you'll need to ignore the views of the nearby woodland and gorge if you want to get any work done! This space has laminate flooring, a fitted desk, radiator and recessed spotlights. Stairs lead up to bedroom two from here.

### **Bedroom Two**

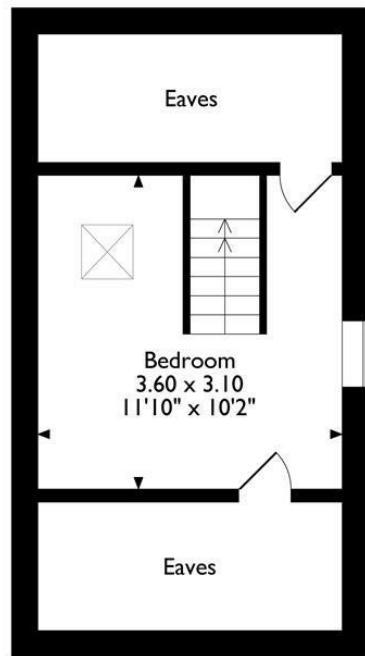
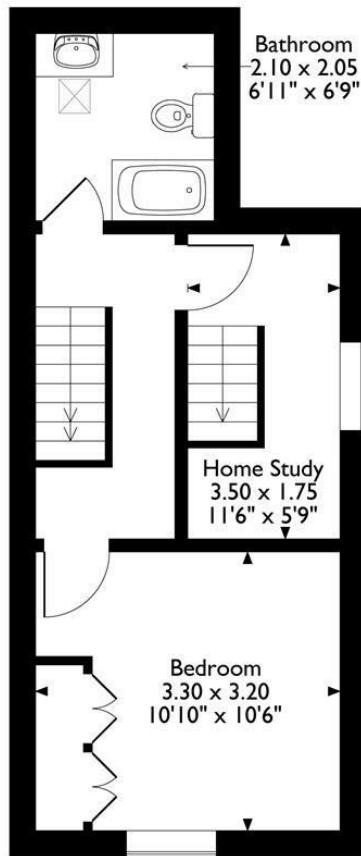
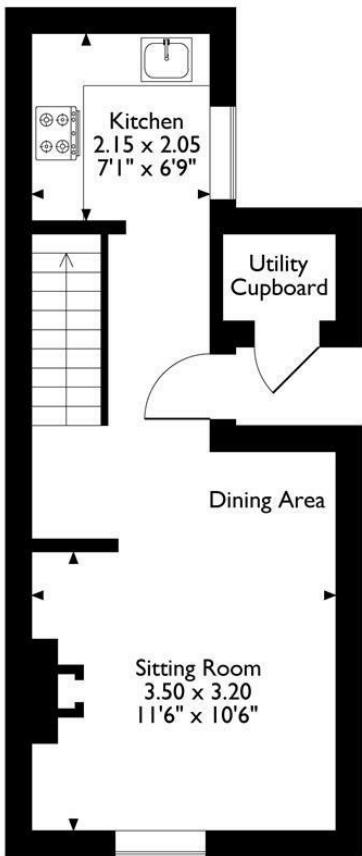


11'9" x 10'2" plus eaves (3.58m x 3.10m plus eaves)

On the top floor, this funky room has a Velux window and additional window. The three-quarter/small double bed on the right leaves space elsewhere for seating and additional furniture. The room has laminate flooring, a radiator, two wall lights and plenty of eaves storage.



**194 Dale Road**  
**Approximate Gross Internal Area**  
**70 Sq M / 753 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 <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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