



Wellington Close, Matlock, DE4 3GE

We adore this bright and airy family home, which has been substantially extended and has a large south-west facing garden. Located at the end of a quiet cul-de-sac, this stylish home has four double bedrooms, a driveway for two vehicles with EV charging and detached large workshop.

On the ground floor, the entrance porch and hallway includes a quality dresser, with doors into the breakfast kitchen and lounge-diner. Beyond is a utility/boot room, ground floor bathroom and two double bedrooms. Upstairs are two enormous double bedrooms, sharing a Jack-and-Jill bathroom. To the front of the home is a block-paved driveway with space for two vehicles to park comfortably and an EV charging point. To the rear, past the large detached workshop is a beautiful garden with large lawn, colourful planted borders, modern greenhouse and outdoor kitchen. It really is a wonderful home in which to gather with family and friends.

Wellington Close is a peaceful cul-de-sac located in the north-eastern corner of Matlock, on the edge of open countryside. It is located just a short walk from primary and secondary schools, parks, public houses, Lumsdale Waterfall and the bustling Smedley Street neighbourhood. Matlock town centre is a short drive away and the treats of the Derbyshire Dales and Peak District are close by too.

- Substantial extension to add 2 bedrooms and bathroom
- Four double bedrooms and two bathrooms
- Views to rolling countryside
- Stylish decor and modern wood burner
- Located at end of peaceful cul-de-sac
- Flooded with light from all angles
- Detached large workshop
- Driveway parking for 2 vehicles with EV charger
- Large garden with lawn, greenhouse and outdoor kitchen
- Breakfast kitchen and separate utility/boot room

£350,000

Front of the home

As we wrote this description, the air was bursting with chattering birdsong from the rear garden. It is a lovely peaceful spot. The block paved driveway widens towards the home with space for two vehicles to park - and there is a workshop around to the left of the home, with space in front for outdoor dining and a path to the rear garden, with entrance doors into the utility/boot room and breakfast kitchen. To the left of the drive is a low brick wall and over to the right is a pretty laurustinus tree and space for a log store, with fitted bench seating in front of the wide lounge-diner window.

An EV charger is positioned on the front wall of the house. We'll enter the home through the half-glazed uPVC front door (with light overhead) into the entrance porch.

Entrance Porch

With a tiled floor and glazing on three sides, the porch has space for seating. A part-glazed wooden door opens to the inner hallway, where there is a lovely fitted dresser on the left. The room has high quality waterproof oak-effect laminate flooring, which flows seamlessly through most of the ground floor. A door on the right leads into the lounge-diner and there is an open entrance into the breakfast kitchen.

Breakfast Kitchen

15'5" x 8'8" (4.7 x 2.65)

This bright modern dual aspect room has a wide east-facing window above the breakfast bar and a south-facing window looking out to the workshop and rear garden. The solid light oak breakfast bar on the left has glossy black storage cabinets below and space for 2-3 stools. There is a radiator on the right and ceiling light fitting overhead.

To the right is a half-glazed uPVC door out to the rear garden. Over to the right is a modern fitted kitchen with black granite worktop and contrasting white units. The 1.5 stainless steel sink and chrome mixer tap is set into the worktop. There is an integral Bosch dishwasher, AEG four-ring electric hob and Vaillant boiler in the top-right corner cabinet. The worktop has subway brick-style tiled splashbacks.

Further around to the right is a Miele oven and combi-oven with Miele full-height fridge freezer at the right-hand end. The kitchen has laminate flooring and a ceiling light fitting.

Lounge-Diner

21'1" x 10'9" (6.45 x 3.3)

This fantastic room has a large window and high ceiling, feeling light and spacious. It's a great place in which to gather with friends and family. There is space immediately on the right for a 6-seater dining table, with room on the left for seating and furniture. The modern wood burner and flue is set upon a slate hearth, with large shelved alcove to the left. The room has oak-effect laminate flooring, two ceiling light fittings, wall light and a staircase up to the first floor. Bevelled doors lead through to the utility/boot room, ground floor bathroom and bedrooms one and two.

Utility-Boot Room

9'8" x 8'4" (2.95 x 2.55)

A great place to kick off boots after a walk around the local countryside, this room has space beside the external fully-glazed door to store footwear and coats. Opposite is a solid light oak worktop with integral black 1.5 sink and drainer with black mixer tap. There is a cabinet below and space and plumbing for a washing machine and tumble dryer. Above are subway brick-style tiled splashbacks and several high level cabinets. To the left is a deep alcove perfect for storage. The room has a contemporary tiled floor and ceiling light fitting.

Bathroom

8'8" x 4'9" (2.65 x 1.45)

Perfectly positioned beside the two ground floor double bedrooms, the room has a bath on the right with a centrally-positioned chrome mixer - perfect to stretch out and relax. There is a mains-fed shower above and curtain rail. The room has a pedestal ceramic sink with chrome mixer tap and ceramic WC with integral flush. The room also includes laminate flooring, frosted double-glazed window, ceiling light fitting and a wall-mounted mirrored cabinet.



Bedroom One

11'9" x 10'9" (3.6 x 3.3)

Currently used as an art studio and home office, this room was a double bedroom for many years. With a great aspect looking out to the verdant rear garden through the wide west-facing window, this versatile room has laminate flooring, radiator and ceiling light fitting.

Bedroom Two

14'5" x 9'10" (4.4 x 3)

Another double bedroom with wide window looking out to the rear garden, this room has an under-stairs cupboard with two hanging rails, leaving plenty of space for a bed and furniture. This room has laminate flooring, a radiator and ceiling light fitting.

Stairs to first floor

We always love it when the stairs split halfway - giving a sense of grandeur to the home. The stairs have a banister on the right and ceiling light overhead, with doors into the two cavernous double bedrooms on this floor.

Bedroom Three

20'8" x 14'3" (6.3 x 4.35)

This spacious double bedroom at the rear has two large windows with views over the rear garden and beyond, to rolling green countryside. The room is carpeted and has a radiator, ceiling light fitting and plenty of space for wardrobes, dressing table, bed and seating. A door leads into the Jack-and-Jill bathroom which is shared with Bedroom Four.

Bedroom Four

21'3" x 13'7" plus eaves storage (6.5 x 4.15 plus eaves storage)

Another enormous double bedroom with three Velux windows and eaves, this room is carpeted and has a radiator, ceiling light fitting and shelving in the alcove at the far end. A door from here also leads into the Jack-and-Jill bathroom.

Jack-and-Jill Bathroom

11'5" x 5'10" (3.5 x 1.8)

Originally conceived as two separate en-suites (and it could be converted to that), this large bathroom has laminate flooring, a skylight Velux window, ceiling light fitting and walls which are part-painted and part adorned with subway brick-style tiles. From Bedroom Four, the bath is on the right and has a central chrome mixer tap and separate hand-held attachment. Over is also a mains-fed shower, with pivoting glass screen beside.

On the opposite side of the room is a modern, sleek vanity unit with large rectangular rectangle sink and chrome mixer tap - and a ceramic WC. The room also has a wall-mounted Vent Axia extractor fan and chrome vertical heated towel rail.

Rear Garden

With a large lawn, pretty planted borders, greenhouse, outdoor kitchen, seating areas and workshop, this is a perfect garden in which to potter, relax and play.

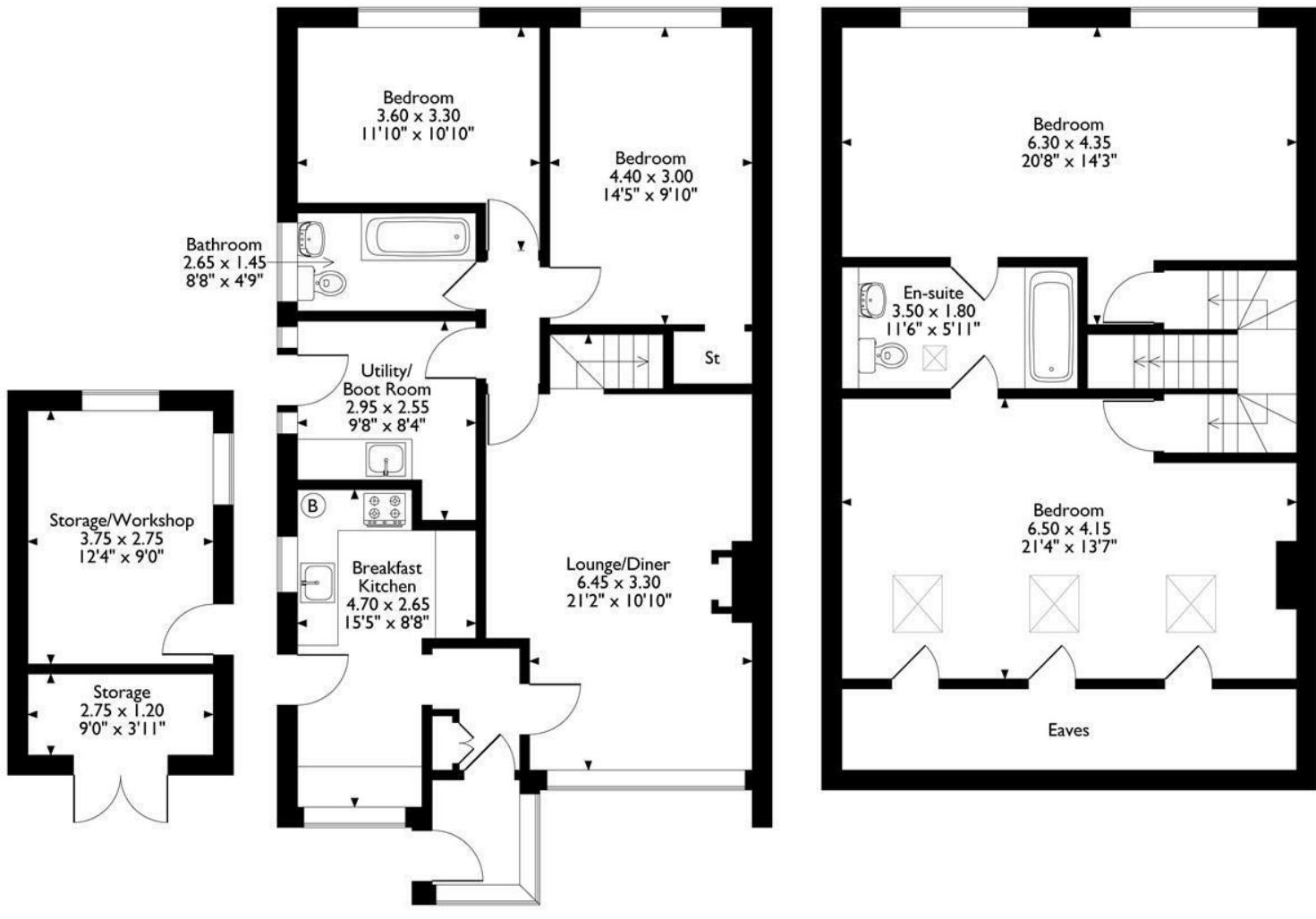
Pavers set within the gravel to the side of the home run alongside the raised, well-stocked triangular flower bed on the left. The garden then opens out, with a large rectangular lawn to the right, with young birch and hazel trees. Raised flower beds on two sides of the lawn lead round to a gravel area with outdoor kitchen, including a stainless steel sink and drainer. The large greenhouse is included in the sale and there are productive vegetable patches beyond. A timber fence forms the left-hand boundary and in front of the wall at the far end are peach and Taiwanese photinia trees.

The garden is a haven for wildlife, filled with birdsong.

N.B. New EPC pending



12 Wellington Close
Approximate Gross Internal Area
157 Sq M / 1690 Sq Ft
(Excluding Eaves)

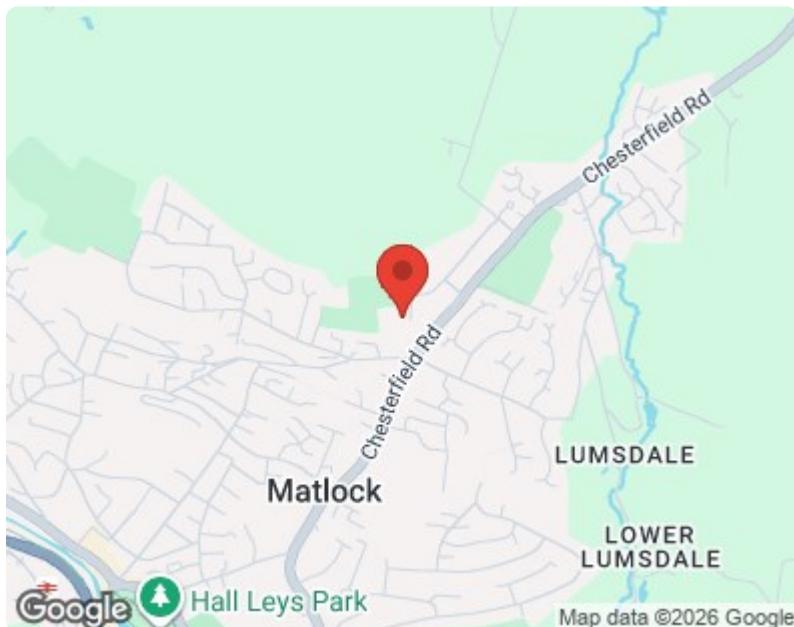


Outbuilding

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) 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		

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