



# BRICKS + MORTAR



## Tor Rise, Matlock, DE4 3DL

**£550,000**

Located on one of the most desirable streets in Matlock, this immaculate and spacious family home has spectacular panoramic views over the town and up to Ribber Castle. With parking for 3 vehicles on the private driveway, a huge lawned garden with several seating and dining areas, this is a stylish home with new roof, kitchen, multifuel stove and radiators.

On the ground floor is a study, bedroom, shower room, utility and substantial store room. The upper ground floor is the beating heart of the home. The large L-shaped sitting room has a wonderful bay window with breathtaking views, whilst the huge kitchen-diner is sleek, stylish and has lots of natural light flooding in through windows and doors out to the rear garden.

To the first floor are three further bedrooms and the cavernous family bathroom.

To the front is a neat front garden and driveway with parking for 3 vehicles. At the rear, the long rectangular garden slopes gently upward to woodland at the rear. There are several seating areas with views to the hilly countryside and up to Ribber Castle.

The home is located in the popular Starkholmes area of Matlock. 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.



### Front of the home

Occupying an elevated position in this very popular cul-de-sac, the home has a driveway on the left with space for three vehicles to park comfortably. An adorable weeping willow tree sits proudly in the lawn on the right. Neat beech hedges border both sides of the front garden. This timber-clad brick built house has a new roof, fascias and gutters, as of February 2024. Steps and a path on the right lead round to the rear garden.

Above the part-glazed uPVC front door is an outside light and a tall glazed panel sits beside the front door.

### Entrance Hallway

The wide and welcoming entrance hallway is carpeted and has stairs on the right leading up to the sitting room. This area also includes a radiator, ceiling light fitting and large cloakroom with hanging rail.

Modern Mexicana doors lead into the study, shower room and Bedroom One.

### Sitting Room

17'6" x 17'4" (5.35 x 5.3)

This magnificent room has simply stunning views through the wide north-facing bay window. We love the modern timber-framed glass paneled doors too. Taking centre stage in the room is the new stylish and substantial multifuel stove and flue, set upon a tiled hearth. The room has an oak floor, distinctive curved radiator in the bay, all lights, stairs to the upper floor and double doors through to the family kitchen-diner.

### Family Kitchen

20'4" x 16'6" (6.22 x 5.05)

The beating heart of this family home is this large social room, which has been opened up from two previously separate rooms by the current owners. With oak-effect Kardean flooring, lots of natural light floods in through the large windows and doors looking out to the rear garden and an additional west-facing window.

The dining area on the right has space for an 8-seater dining table, plus additional seating in front of the sliding patio doors to the rear garden. There are recessed ceiling spotlights and a radiator in this area.

The stylish kitchen features space for a double American fridge-freezer and then a long sweeping worktop which runs the whole length of the room, with cabinets above and below, including an integrated Bosch dishwasher. In the centre is a Bosch five-ring gas hob with electric oven below and sleek glass and brushed chrome Hotpoint extractor fan above. There are recessed spotlights above and trendy downlights below the high level cabinets. The worktops have eye-catching splashbacks that match the worktop. To the right is a radiator and south-facing window and door out to the rear garden.

### Study

10'2" x 8'6" (3.1 x 2.6)

Accessed directly from the entrance hallway, to the left is a study with splendid views out over rooftops to Matlock town. With light oak-effect flooring, the room has lots of power points to facilitate home working. There is a radiator, ceiling light fitting and door to the dedicated store room.

### Store Room

10'9" x 6'8" (3.3 x 2.05)

The spacious store room has light oak-effect flooring and a ceiling light fitting. There is space and power on the right for a fridge-freezer, chest freezer or other similar appliances, with shelving above. On the left is plenty of space for racking or cupboards. A door leads through to the utility room.

### Utility Room

10'4" x 10'2" (3.15 x 3.1)

Another large and versatile room, this also doubles as a store room, log store and boot room - a handy rear entrance when you've been out for a bracing local countryside walk. The room has a tiled floor and glazed uPVC door and large window out to the south-facing rear garden. The worktop on the right has an inset stainless steel sink and drainer with chrome taps. There are cabinets below and space and plumbing for a washing machine and tumble dryer. The room also includes a ceiling light fitting, ideal boiler and the bottom half of the walls are tiled.

### Bedroom One

23'5" x 7'6" (7.15 x 2.3)

Another versatile room, this could also be a TV room, snug, playroom, guest room or any combination of these. The long carpeted room has a step at the halfway point. Lots of fitted shelving on the right are situated beside three full-height wardrobes. The room has recessed spotlights, a radiator and wide south-facing window to the rear garden.

### Shower Room

At the far end is a shower cubicle with pivoting glass door. It has a mains-fed shower and tiled surround. The room has a ceramic WC and a ceramic pedestal sink with chrome taps. There is a tiled floor, the bottom half of the walls are tiled and the room includes a radiator, ceiling light fitting, extractor fan and frosted double glazed window.

### First Floor Landing

From the sitting room, eight carpeted stairs lead up to the first floor landing, which has a large double airing cupboard on the right and ceiling light fitting and loft hatch overhead. Matching Mexicana doors lead into the three bedrooms here and the family bathroom.

### Bathroom

15'5" x 6'8" (4.7 x 2.05)

The elegant and enormous bathroom has a modern glass shower cubicle on the right, housing an electric Mira shower, rainforest head and separate hand-held attachment. The contemporary wide vanity unit has a wide curved rectangular sink with chrome mixer tap. Further along, the supersized bath has a centrally-located chrome mixer tap so that you can truly stretch out and relax.

In the top left corner is a ceramic WC. The room has travertine floor tiles and matching wall tiles, a large square frosted double glazed window, chrome vertical heated towel rail, two ceiling light fittings and an extractor fan.

### Bedroom One

15'10" x 10'11" (4.85 x 3.35)

What a room to wake up in! The wide south-facing window has views over the rear garden up to the woodland beyond. It is a peaceful sanctuary with triple full-height mirrored wardrobes on the left with double-height hanging rails and lots of shelving. The room is carpeted and has a ceiling light fitting and radiator. There is plenty of room for a king size bed, dressing table, seating and additional bedroom furniture.

### Bedroom Two

13'6" x 9'0" (4.12 x 2.75)

With probably the best views in the house, we could gaze all day long at the views panning round from the countryside to the west all the way over the town up to Riber Castle in the east. This double bedroom has two double full-height fitted wardrobes on the right. The room is carpeted and has a ceiling light fitting and radiator.

### Bedroom Three

10'0" x 8'10" (3.05 x 2.7)

This cosy double or roomy single bedroom also has views over Matlock town and of the front garden and weeping willow directly in front. The carpeted room has a radiator, ceiling light fitting and a large storage cupboard with flat access to the spacious loft.

### Rear Garden

This is a tremendous garden with plenty of space for children to play, families to dine and keen gardeners to put their stamp on too. Accessed via the side gate and from the family kitchen and utility room, immediately outside the utility room are two log stores and an outside tap.

Head up steps with the stylish glass balustrade on the right to a wide and sheltered dining patio. Six steps on the left run beside a wide rockery garden which is packed with ferns, lavender and other plants. Above that rockery garden is another elevated dining patio/seating area with slate floor.

From here, the garden slopes gently upwards all the way to the picket fence and gate at the top of the garden, which give direct access to woodland. Set within the lawn are an apple tree and damson tree, with a large pussy willow tree beside the gate at the top.

Well-maintained beech hedges form the boundary on each side of the garden. On the left are a patio seating area positioned to look up to the verdant hillside leading up to Riber Castle and, further up the garden, is a shed in the top left corner.

\*EPC Pending\*

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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