



## Pingle Rise, Matlock, DE4 3TN

**\*\*NO UPWARD CHAIN\*\*** We adore this huge family home, which has breathtaking panoramic south-facing views, spacious bright and airy rooms throughout, a large enclosed garden, double garage and lots of additional parking. Located in an elevated position on a popular estate off Asker Lane and close to schools, this home has been upgraded and reconfigured by the current owner to create an uplifting and stylish residence.

On the ground floor, a useful entrance porch leads through to a roomy entrance hall, which has a home office area and doors off to the elegant L-shaped lounge-kitchen-diner (and through to the utility), a snug and ground floor WC. On the first floor are three double bedrooms (one en-suite) and the family bathroom. The top floor could be utilised as a separate suite and has two large double bedrooms and a spacious shower room. The home is packed with lots of storage throughout and has a very impressive EPC rating of B.

The neat front garden is a foretaste of the much larger rear garden which includes a substantial dining patio, additional barbecue area around the side and large lawn with plenty of space for children's play equipment. The double garage to the side has room in front for four cars to park comfortably.

This elevated portion of Matlock is close to All Saints and Castle View primary schools and Highfields secondary school. Lumsdale Waterfall, the buzzing Smedley Street neighbourhood and countryside walks are all close by too. 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.

- Substantial 5 double bedroom family home
- **\*\*NO UPWARD CHAIN\*\***
- Smeg appliances and Roca bathwear
- 3 bathrooms, lounge-kitchen-diner, utility and snug
- Panoramic south-facing views to Riber Castle
- Detached double garage and parking for 4 vehicles
- Close to schools and 5 minute walk to Lumsdale Falls
- Protected grassland to front and side
- Solar panels on roof and garage

**£605,000**

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## Front of the home

This attractive double fronted home was built in 2018 and is of standard brick and tile construction. Approached along a private drive, there is plenty of room for four vehicles to park comfortably in front of the detached double garage. A low level sandstone brick wall forms the initial boundary and you enter the front garden through a decorative iron gate. A path leads to the entrance porch and front door, with a privet hedge and neat lawn running around the side of the home.

On the roof on the southern aspect are a large number of solar panels.

## Entrance Porch

Enter the home through a half-glazed uPVC front door with chrome letterbox and handle. The porch was originally open but has been enclosed, with new windows and a tiled floor creating a usable space. There is plenty of room for kicking off boots after a hearty local walk and space too to store logs for the impressive new log burner in the lounge. Overhead is a ceiling light fitting and you go through the original composite front door into the entrance hallway.

## Entrance Hallway

A stunning entrance to the home - wide and welcoming, with a tiled floor, high ceiling and stairs leading up to the first floor. There is a radiator, ceiling light fitting and matching white Mexicana doors with chrome handles into the lounge, kitchen-diner, snug and WC. Under the stairs is a cleverly-designed home office area with fitted desk.

## Lounge-Kitchen-Diner

17'4" x 11'7" and 31'3" x 10'0" (5.3 x 3.55 and 9.55 x 3.05)

We really love how the current owner has opened out this space - it was originally two separate rooms, where the lounge was quite a dark north-facing room. It has now been transformed to maximise the light, space and usefulness of the room. With windows to the south, east and north, it's flooded with natural light - enhanced by the fact that the grassland to the front and side means it is an open aspect and will remain so. Add in the elevated position and panoramic south-facing views through the big bay windows at the far end and this is an uplifting space in which to gather with friends and family.

In the lounge area a new Varde Samso stove/multifuel burner with flue takes pride of place. The room has a tiled floor, two ceiling light fittings, a wide north facing window and tall window facing east. There is a radiator and lots of room for a large sofa and additional furniture.

The tiled floor flows through to the dining area where the large south facing bay window and double French doors bring light pouring in. There are lots of recessed ceiling spotlights and plenty of room for a 6-8 seater dining table, plus sofa and sideboard. On the right-hand wall is a tall contemporary radiator.

Moving through to the kitchen, the long and wide L-shaped worktop has an integrated modern Rangemaster 1.5 sink and drainer with chrome mixer tap. Further along is a Smeg 5 ring gas hob with brushed chrome extractor fan above. Beneath the worktop are a large number of cabinets and drawers as well as a Bosch integrated dishwasher.

On the right, set within full-height cabinets, are two Smeg chest-height ovens including a warming plate. To the right of those is a full-height Smeg integrated fridge-freezer. The kitchen has a tiled floor, recessed ceiling spotlights and a door through to the utility room.

## Utility Room

8'2" x 5'6" (2.5 x 1.7)

The half glazed uPVC side door with outside light is often used as the main entrance door by the current owners. So this room has lots of coat hooks and space to store footwear. The worktop includes an integrated sink and drainer and there is a cabinet below and space and plumbing for a washing machine and tumble dryer. Above is a wall-mounted cupboard and lots of shelving. The room also includes a radiator, ceiling light fitting and extractor fan.

## Ground Floor WC

Directly off the entrance hallway, this useful ground floor room has a Roca branded ceramic WC with integrated flush and a 'floating' sink with chrome mixer tap. There is a tiled floor, ceiling light fitting, extractor fan and radiator.

## Snug

11'7" x 10'5" (3.55 x 3.2)

When the home was built and marketed in 2018, this room was billed as a formal dining room, but with plenty of space for dining as described earlier, this versatile room can be a snug, TV lounge, children's play room or large home office. The wide double glazed window looks out to the front garden and the green beyond. The room is carpeted and has a radiator, ceiling light fitting and - like all rooms in the home - skirting boards.

## Stairs to first floor landing

The carpeted stairs have a balustrade on the right. At the far end of the L-shaped landing is a north facing window bringing natural light into this space. There are two ceiling light fittings, a radiator and airing cupboard housing the large water tank. Matching Mexicana doors lead into the three double bedrooms on this floor (one of which is the huge master bedroom with en-suite shower room) and the family bathroom.



## Family Bathroom

10'0" x 6'10" (3.05 x 2.1)

This large bathroom has a separate bath and shower cubicle. On the right is a modern rectangular bath with wall-mounted chrome mixer tap in a central position, meaning you can fully stretch out and relax in the bath. There is a tiled surround around this bath. The large 'floating' Roca sink has a chrome mixer tap too and the ceramic WC has an integrated flush.

The roomy shower cubicle has curved glass doors, a mains-fed shower and sleek contemporary rectangular tiles. With oak-effect vinyl floor, the room also includes an extractor fan, frosted double glazed window and ladder-style heated towel rail.

## Bedroom One

11'7" x 10'11" (3.55 x 3.35)

The first of five large double bedrooms, this has two large double fitted wardrobes on the right with lots of shelving and hanging space. This leaves lots of space in the room itself for a double bed and furniture. The room is carpeted and has wonderful panoramic views to the hilly countryside and Riber Castle to the south. There is also a radiator and ceiling light fitting.

## Bedroom Two

11'7" x 11'3" (3.55 x 3.45)

Of similar proportions to bedroom one and - thanks again to the two double fitted wardrobes - with lots of space for furniture and a double bed, this room has lovely views to the front. The room is carpeted and has a ceiling light fitting and radiator.

## Bedroom Three

20'6" x 11'7" (6.25 x 3.55)

This huge rectangular master bedroom has three double fitted wardrobes on the right, leaving lots of space for a bed, seating, furniture and desk or dressing table. It currently has a substantial double-and-single bunk bed which can be included in the sale. The dual aspect room has a wide north facing window and tall east facing window. The room is carpeted and has a radiator, ceiling light fitting and door through to the en-suite shower room.

## En-Suite Shower Room

8'9" x 6'0" (2.68 x 1.85)

This spacious en-suite has a huge double walk-in shower with pivoting glass screen, tiled surround and a mains-fed shower with rainforest shower head and separate hand-held attachment. It's another bathroom with a 'floating' Roca sink with chrome mixer tap and Roca WC with integrated flush. There is quality oak-effect vinyl flooring, a wide frosted double glazed window, recessed ceiling spotlights, extractor fan, wall-mounted mirrored cabinet and ladder-style heated towel rail.

## Stairs to second floor landing

Carpeted stairs with a balustrade on the right lead up to the second floor landing and the pleasantly surprising huge second floor. At the landing is a Velux window, ceiling light fitting, radiator, a tall storage cupboard with shelving and large wide eaves storage cupboard. Doors lead into two more double bedrooms and a shower room.

## Bedroom Four

22'11" x 11'5" (7 x 3.5)

We love this huge dual aspect bedroom, which has more of those wonderful panoramic south facing views at one end...and views over the path meandering through the open grassland at the northern end. These bay window areas have a radiator each and there is lots of space for a superking bed and additional bedroom furniture. The room is carpeted and has a ceiling light fitting and loft hatch. The superking bed in this bedroom can also be included in the sale.

## Bedroom Five

15'7" x 13'5" (4.75 x 4.1)

Another huge bedroom, this is so big that it's currently used as a combined guest room, dressing room and gym all in one! It's another dual aspect room with north and west facing windows. The room is carpeted and has a radiator, ceiling light fitting, loft hatch and large eaves storage cupboard. This versatile room could even be a living room to create a top floor suite.

## Shower Room

9'6" x 9'2" (2.9 x 2.8)

A lovely bright and spacious room, this has a large corner shower cubicle with curved glass doors and tiled surround. This houses a mains-fed shower with rainforest shower head and separate hand-held attachment. The capsule WC has an integrated flush whilst the wide sleek vanity unit has a rectangular sink with chrome mixer tap. There is room for seating and the room has oak-effect vinyl flooring, a frosted double glazed window, recessed ceiling spotlights, tall ladder-style heated towel rail and extractor fan.

## Rear Garden

This spacious and wide south-facing garden has a wide patio dining area in front of the kitchen-diner. The garden sees the sunrise in the east and sunset in the west, so you benefit from the beautiful sunshine all day long and into the evening. The wide lawn has plenty of space for children's play equipment and there is a timber fence forming the boundary on all sides, with a tall privet hedge in the south west (top right) corner, where a Japanese flowering cherry tree sits proudly too. Around to the left is another smaller patio area which could be an additional seating/dining area or barbecue space. There is an outside tap and outside lighting.

## Detached Double Garage

With lots of solar panels on the pitched tiled roof, this garage has two up-and-over doors at the front. A half glazed uPVC door provides a new entrance from the side too. The garage is brick-built and has a concrete floor, lighting and power points. The solar panel battery and control panel are in here and there is useful additional storage within the exposed trusses overhead.



