



Victoria Hall Gardens, Matlock, DE4 3SQ

We are excited to showcase this beautiful home, which represents exceptional value for money. In close proximity to Smedley Street and the town centre, it's rare to find a home this attractive with two double bedrooms, a garden, garage and additional off-road parking at this price.

The home has front and rear gardens, a garage and allocated off-road parking. On the ground floor, the entrance hallway leads through to the spacious lounge-diner and the kitchen. On the first floor are two double bedrooms and a family shower room.

Occupying a large corner plot in the quiet and popular locale of Victoria Hall Gardens, the home is within a 2-3 minute walk of the bustling, friendly neighbourhood of Smedley Street where delicatessens, micropubs and independent food outlets are creating a real buzz. It's then only a short walk down the hill to the town centre, where there are lovely riverside walks, lots to explore around Hall Leys Park and great transport connections north and south via road, rail and bus. There are a number of renowned schools for children from primary to secondary within close proximity too.

- Splendid value home in quiet location
- Two double bedrooms and one bathroom
- Garage and off-road parking for 1-2 vehicles plus visitor parking
- EPC rating C - lots of roof insulation
- Far-reaching views to Riber Castle and hilly countryside
- Beautifully presented
- Large corner plot - pretty front and rear gardens
- Perfect starter home or suitable for downsizers
- Modern shower room
- Great location close to Smedley Street neighbourhood

Asking price £190,000

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Front of the home

Located in an elevated position in the top corner of this cul-de-sac, this home is just a short walk from your garage and allocated parking space. Ascending a few steps, your front garden stretches out on the left, rising from an autumn olive hedge at the bottom up to a pretty quarter-moon rockery in front of the home. The front garden is mainly lawn, with colourful planted borders and bounded by a timber fence on one side. A gate there leads through to a path linking Wellington Street above (your gateway up to Cavendish Fields and lots of extensive countryside walks) and the trendy Smedley Street neighbourhood below. The house has an outside tap, outside light and canopy porch over the part-glazed composite front door.

Entrance Hallway

This is a bright entry to the home. A recessed barrier mat leads onto oak veneer flooring and the fact you have this hallway, rather than stepping straight into a lounge, gives you space to hang up coats and kick off shoes. There is a ceiling light fitting, doors to the kitchen and lounge-diner, with stairs straight ahead leading up to the first floor.

Lounge-Diner

14'1" x 11'9" (4.3 x 3.6)

With stylish decor and a large square picture-book window and half-glazed uPVC door flooding natural light into the room, this is a spacious and welcoming room. There is lots of space on the left for a 4-6 seater dining table and chairs and then plenty of room for lounge furniture too. The open space under the stairs is useful and roomy. The room is carpeted and has skirting, coving, ceiling light fitting and two radiators.

Kitchen

9'8" x 7'9" (2.95 x 2.37)

The well-designed kitchen has oak-effect vinyl flooring and solid oak worktops on three sides. From the right, there is space for a fridge-freezer and then a range of high and low cabinets. The integrated Whirlpool four-ring gas hob and electric oven has an extractor fan above. In front of the south-facing window is an integrated stainless steel sink and drainer with chrome mixer tap. The window has views up to Riber Castle and the surrounding hilly countryside. There is space and plumbing for a washing machine, a radiator and ceiling light fitting.

Stairs to first floor landing

The carpeted stairs and landing have a wooden balustrade on the left. There is a ceiling light fitting overhead and doors to the two double bedrooms and family shower room.

Bedroom One

11'8" x 8'10" (3.57 x 2.7)

Set at the rear of the home and with views of the garden, this carpeted double room has a radiator, ceiling light fitting, skirting boards and plenty of room for a large bed and additional furniture.

Family Shower Room

6'2" x 5'6" (1.9 x 1.7)

The large double mains-fed shower has a tall reinforced glass screen. The room has tile-effect vinyl flooring and all walls are adorned with floor-to-ceiling tiles. A ceramic sink with chrome mixer sits atop the vanity unit and there is a ceramic WC with integrated flush. The room also includes a vertical heated towel rail, extractor fan, ceiling light fitting, frosted double-glazed window and shaver point.

Bedroom Two

11'9" x 8'6" (3.6 x 2.6)

This is another spacious double bedroom and the elevated south-facing views from here across to Riber Castle are even better than from the kitchen below. A large over-stairs cupboard with hanging rail means there is more space for furniture within the bedroom itself, including in the wide alcove beside that cupboard. The room is carpeted and has a radiator, ceiling light fitting, skirting boards and a loft hatch overhead. The loft itself is well-insulated and has lighting, power and houses the boiler.

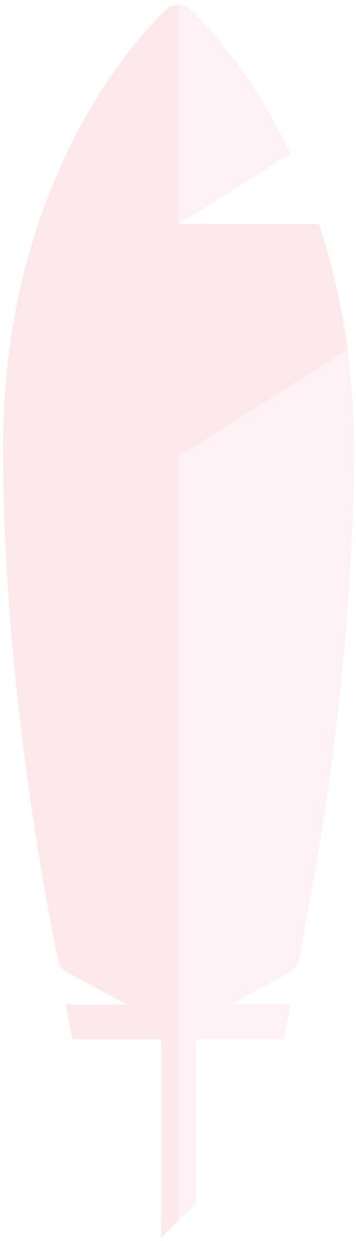


Rear Garden

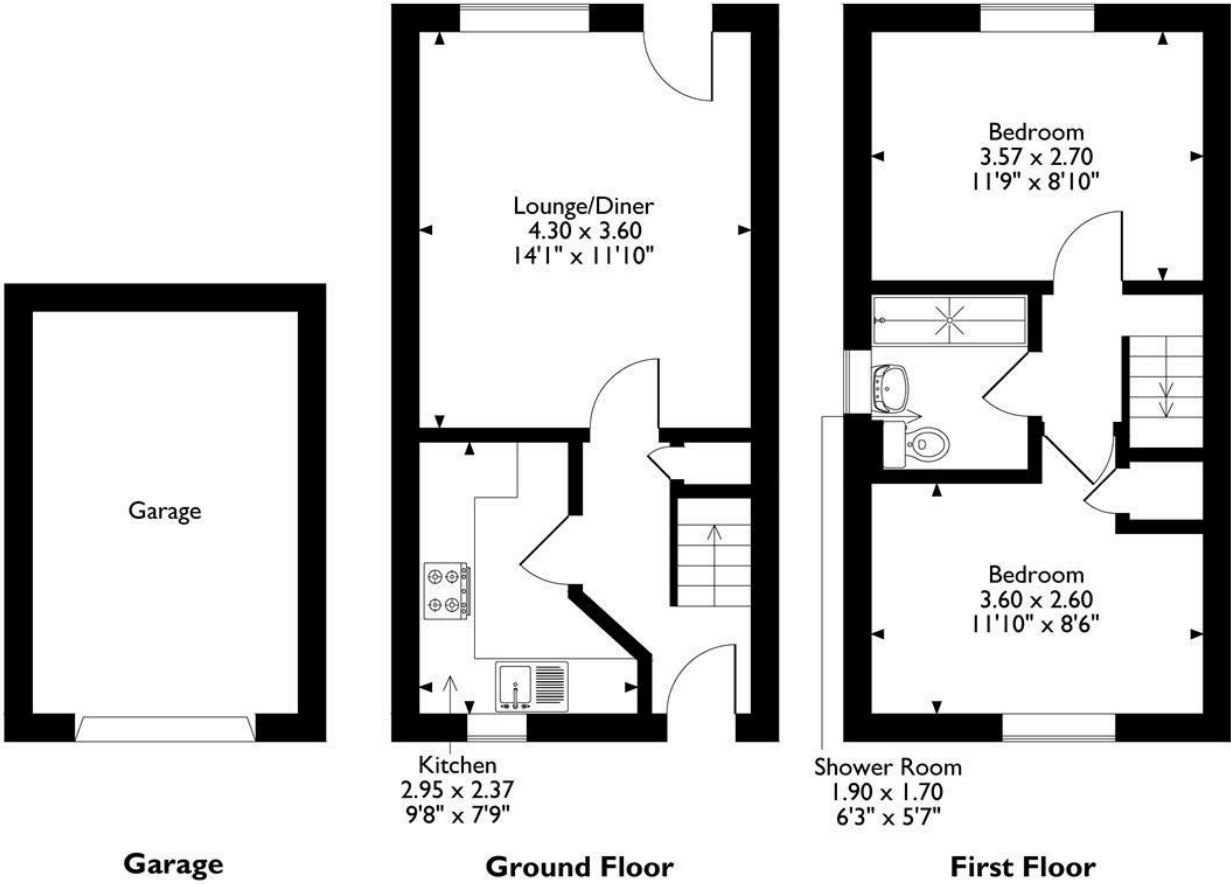
Accessed from the side gate and from the lounge-diner, the garden has a path that runs around the back and side of the home. To the side, a shed is cleverly tucked away. The lawn slopes up towards the top of the garden and has the potential to be terraced, creating more usable outdoor seating and dining space. There are pretty planted borders and a timber fence on all three sides. The elevated section at the top of the garden gets the sun well into the evening and this is a lovely quiet sanctuary in which to relax.

Garage and allocated parking

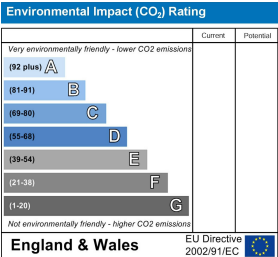
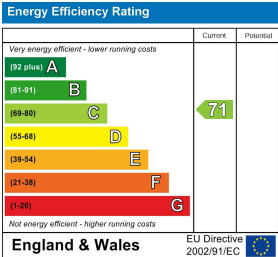
The home comes with a private garage located in the cul-de-sac. The garage has an up-and-over door and has allocated parking immediately in front. There is room for one large car or two small cars to park in this space. Opposite are several visitor parking spaces.



17 Victoria Hall Gardens
Approximate Gross Internal Area
53 Sq M / 570 Sq Ft
(Excluding Garage)



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.



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