



**12 Lea Lane, Whatstandwell, Matlock, DE4 5NU**

**Offers Around £230,000**  2  2  2 

**\*\*\*MUST VIEW\*\*\*** Situated in an enviable riverside position. A beautifully presented two double bedroomed lodge, offering light and spacious open plan living accommodation with a sunny veranda wrapping around. Located on the exclusive award winning, gated development of Merebrook Park. There is parking for two / three cars, mature gardens with river access. Viewing is essential to experience the lifestyle on offer.





# 12 Lea Lane, Whatstandwell, Matlock, DE4 5NU

## Offers Around £230,000



The competitively priced luxury park home is located by the River Derwent, hidden away in mature woodland, within Merebrook Park. The former show home occupies a generous plot, in an enviable position overlooking the River Derwent and enjoying woodland views.

The quality accommodation is a 2008 Lissett 'Odyssey' measuring 50' x 22' (1100 sq ft) offering quality open plan living comprising open porch, reception hallway, with home office, utility room, lobby, which opens into the impressive dining kitchen, well equipped with range cooker and integrated appliances. There is a spacious sitting room with double bay windows and french doors opening on decking. luxury bathroom and two double bedrooms fitted with furniture and principle bedroom with ensuite shower room. A wooden decked veranda wraps around the property allowing disabled access and a path to the garden.

The economical accommodation is council band A and benefits from UPVC double glazed windows, skylights and doors, LPG central heating with under floor heating and solar panels provide hot water.

There are two / three car parking spaces, generous wooden shed and a mature landscaped garden with water feature, paved patio and steps to the river.

### ACCOMMODATION

At the front of the property steps lead up to a veranda area where there is ample space to sit. A UPVC double glazed entrance door with window above and full height side window opens into the

### RECEPTION HALLWAY

With beautiful hardwood flooring, the hallway leads through to the open plan kitchen/diner. Close to the entrance two doors on the right hand side open to the study and the utility/boiler room. Along the left hand side are four doors which provide access to the two bedrooms and the bathroom as well as to a storage cupboard, perfect for coats and shoes.

### KITCHEN

24'9 x 12'3 (7.54m x 3.73m )

The kitchen area of the room has tiled flooring and measures approximately 4.19m x 3.74m. It is fitted with a good range of wall and base units with roll top work surfaces and tiled splash backs. The inset one and a half bowl sink with mixer tap is situated on the central island which also serves as a breakfast bar. Integrated appliances include the Neff microwave and Neff dishwasher and there is currently a large freestanding Neff fridge freezer and a Rangemaster stove with extractor hood over. Not only are there two windows to the side elevation but natural light also floods through the three Velux windows set within the pitched ceiling. The kitchen area is also lit by inset spotlights.

The dining area of the room measure approximately 3.55m x 3.18 and has hardwood flooring. There is ample space for a good sized table and chairs. To the side aspect French doors with full length windows to each side open to the exterior and to the rear of the room glazed double doors open into the

### SITTING ROOM

21'4 x 12'5 (6.50m x 3.78m )

Such a spacious yet comfortable reception room with a fabulous outlook. It is so light and airy with two Velux windows to the ceiling, windows to all three aspects and tri-fold doors opening to the exterior. There is a continuation of the hardwood flooring from the dining area and the electric fire on the raised hearth with attractive surround makes a pleasant focal point.

### BEDROOM ONE

11'7 x 10'3 (3.53m x 3.12m)

This good sized double bedroom is to the front of the property and has a large window to the front aspect. It has the benefit of fitted furniture.

To the rear of the room a door opens to the

### ENSUITE SHOWER

8'9 x 6'5 (2.67m x 1.96m )

With tiled flooring and a window to the side aspect, this room is fitted with a three piece suite comprising

large walk-in shower cubicle, concealed unit dual flush WC and a wash hand basin set within a vanity unit. There is ample storage and to one wall is a ladder style heated towel rail.

## BEDROOM TWO

10'6 10'8 (3.20m 3.25m)

Benefits from fitted furniture

## BATHROOM

6'5 x 7'1 (1.96m x 2.16m )

This part tiled bathroom has a three piece suite which includes a P-shaped bath with shower over, concealed unit WC and a wash hand basin with mixer tap within a vanity unit. There is a good amount of storage and there is a ladder style heated towel rail. The room is lit by inset spotlights and there is a window to the side aspect.

## STUDY

6'2 x 5'10 (1.88m x 1.78m)

Fitted with a desk, drawers and shelving this is a very neat office space with windows to two aspects (front and side) allowing a pleasant outlook

## UTILITY ROOM

6'3 x 5'2 (1.91m x 1.57m)

Adjacent to the study is the room which houses the boiler but also has space and plumbing available for a washing machine. There is a good amount of space also available for storage.

## OUTSIDE

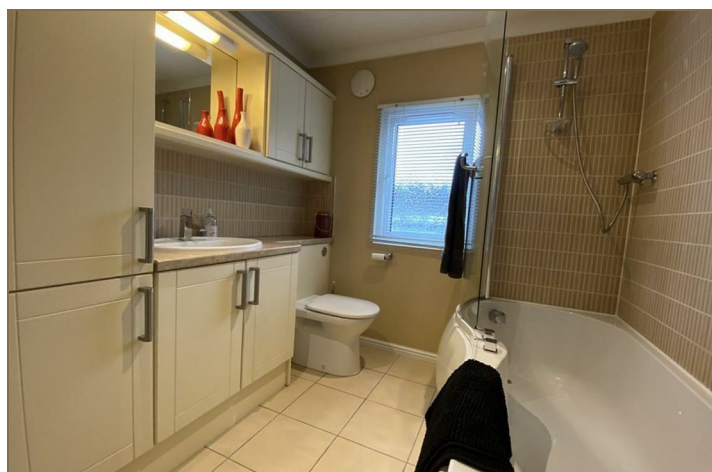
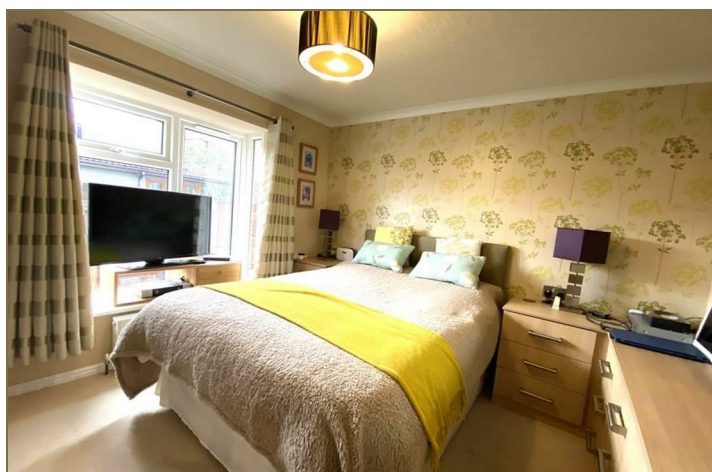
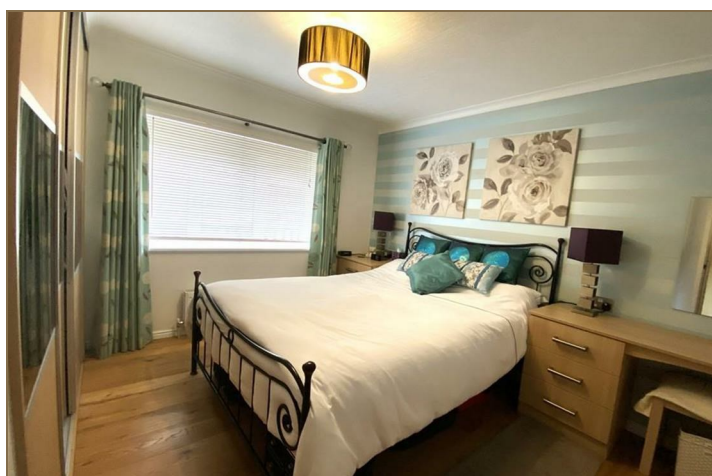
To the front is a gravelled driveway providing parking for up to two/ three vehicles. Immediately to the rear and side of the home, accessed via a ramp leading up from the front as well as internally from the sitting room and the dining room, is an extensive balcony area with timber balustrade, an ideal spot to sit and enjoy the views along the river. Beyond the driveway is a good sized and very attractive garden with a range of established plants and shrubs. A pathway leads around this to a paved patio area and from here steps lead down to the riverside. The pathway continues around to the left hand side of the property where there are a number of storage sheds

## ESSENTIAL INFORMATION

Please note, to live at Merebrook Park, you must be 45 years of age or older. This is to meet the needs and expectations of retired or semi-retired residents who wish to live a peaceful and quiet lifestyle. Viewings are strictly by appointment only.

## ANNUAL SERVICE CHARGE

There is an annual service charge payable, this includes the ongoing maintenance of the communal areas of the park, servicing of security gate and CCTV systems. The property is stamp duty exempt and does not require full conveyancing to purchase.





Road Map



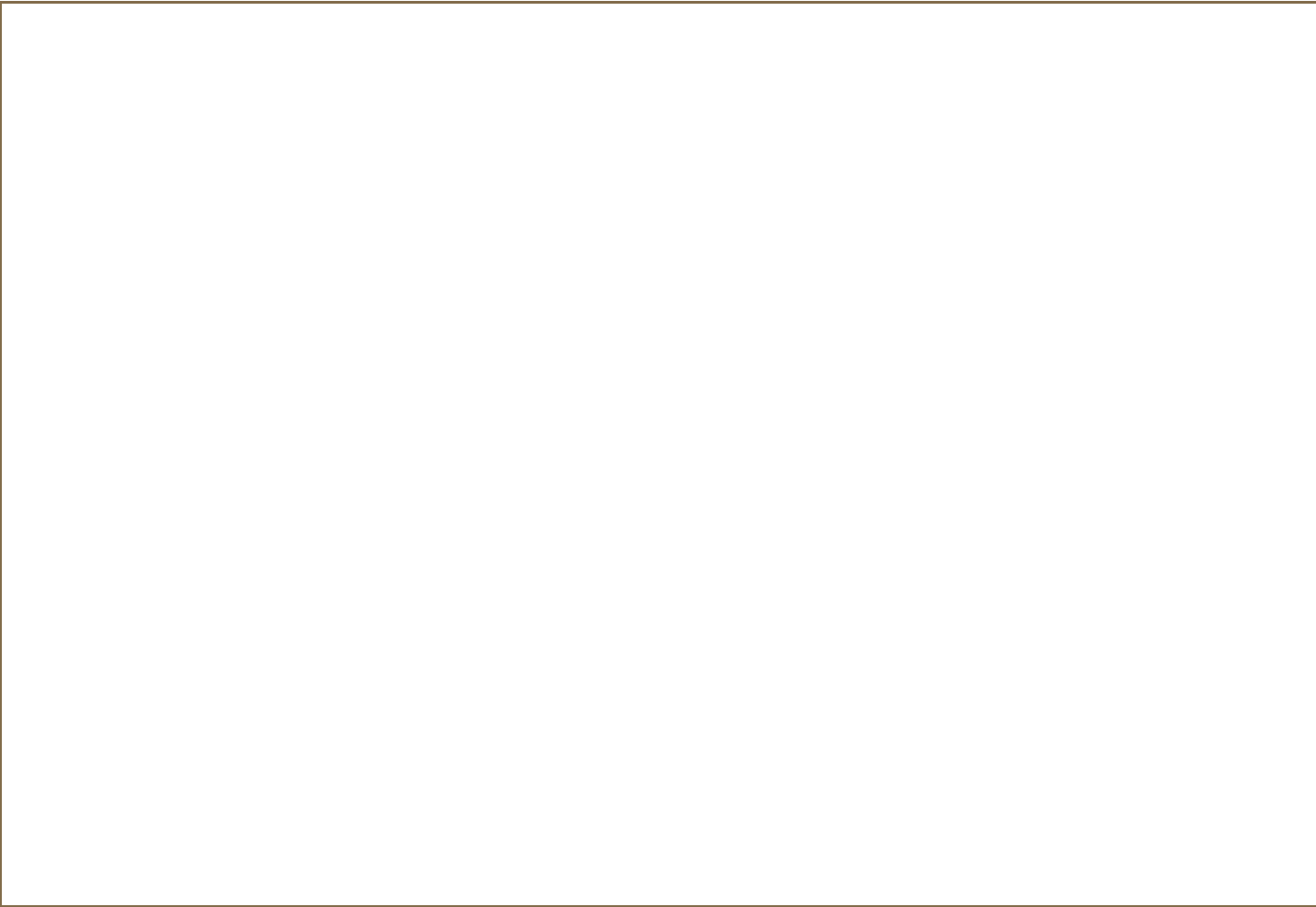
Hybrid Map



Terrain Map



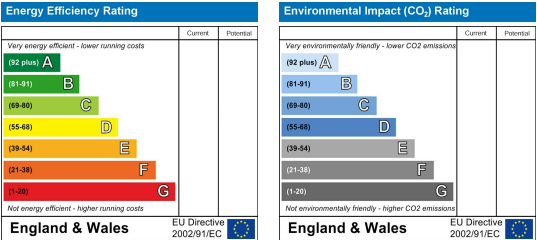
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)