

22 CHESTERFIELD ROAD
MATLOCK
DERBYSHIRE DE4 3DQ



○ A £215,000

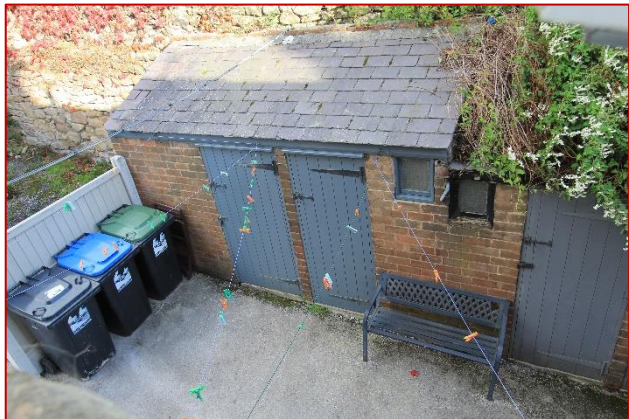
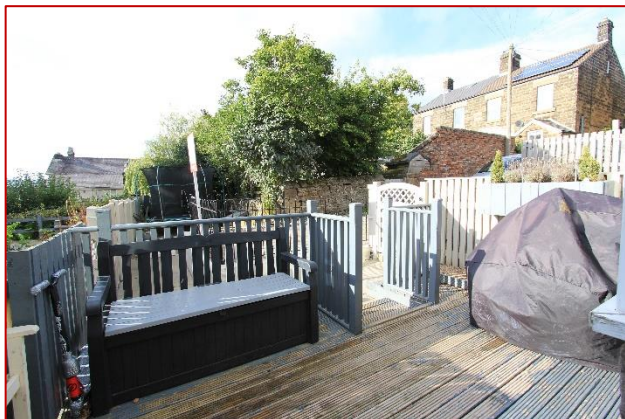
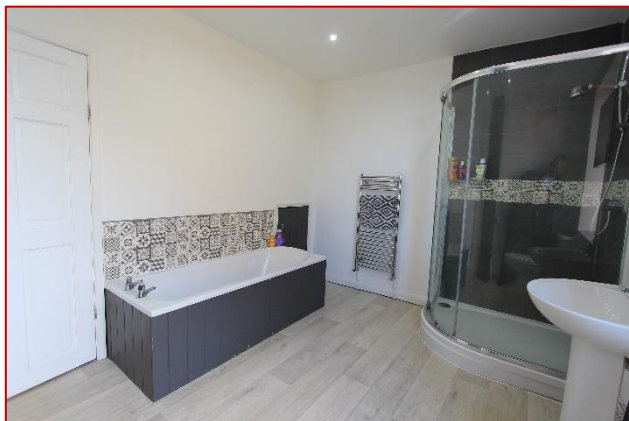
A well presented three bedroomed end terraced stone cottage with off street parking and garden.

Enjoying a convenient location and tucked away from the main thoroughfare, this stone built end terraced property offers an excellent opportunity for the first time buyer or small family. The accommodation spans three floors and briefly comprises modern dining kitchen, comfortable sitting room, utility porch all at ground floor level. At first floor, a spacious bath and shower room plus the principal double bedroom. Bedrooms two and three are within the converted loft space. There is the rare advantage of hard standing and low maintenance garden.

The house lies around half a mile from Matlock's central shops and facilities and is also handy for nearby primary schools. Good road communications lead to the neighbouring centres of employment to include Chesterfield, Bakewell and Alfreton whilst the delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Character tone cottage
- End of terrace
- Easily managed accommodation
- Three bedrooms, modern bath and shower room
- Off street parking
- Low maintenance garden
- Views
- Convenient location
- Viewing highly recommended

PHOTO GALLERY



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

ACCOMMODATION

Entering the property from the front of the house, a **utility porch** shelters the front door. The porch is half glazed with a tiled floor and offers useful utility space.

Sitting Room – 3.57m x 3.3m (11' 9" x 10' 10") with uPVC double glazed front facing window, wood grain effect laminate floor and wooden lintels above the stair lobby which provides an open aspect and access to the...

Dining Kitchen – 3.57m x 4.55m (11' 9" x 14' 11") the shorter measurement not including the recessed alcove set beneath the stairs. There is ample room for daily dining, the room being fitted with a range of modern cupboards and drawers plus work surfaces and a modern twin bowl pot sink. There is plumbing for an automatic washing machine and a recessed chimney breast with gas cooker point. Rear aspect window and similar uPVC double glazed door giving access to the rear yard and **outhouses**.

From the first floor **landing** doors lead off to...

Bedroom 1 – 3.62m x 3.29m (11' 11" x 10' 10") a good double bedroom enjoying pleasant views to the front across the gardens and neighbouring rooftops towards Oker, Wensley and Stanton Moor to the west.

Bath and Shower Room - fitted with a four piece suite to include low flush WC, pedestal wash hand basin, panelled bath and a separate walk-in shower cubicle with thermostatic shower, glazed screens and dry board splash backs. There is a rear facing window, chrome ladder radiator and a built in linen store. There is also access to a deep store above the bulk head and beneath the stairs which rise to the second floor, within which is the gas fired combination condensing boiler which serves the central heating and hot water system.

From the first floor landing, a second flight of stairs wind to the second floor **landing** and to two attic bedrooms.

Bedroom 2 – 3.68m x 3.62m (12' 2" x 11' 11") overall, with part restricted head height and Velux window allowing good natural light and views to Ribblesdale on the horizon.

Bedroom 3 – 3.32m x 3.27m (10' 11" x 10' 9") maximum, an L shaped room, a good single with ample space for additional furniture. There is access to eaves storage and Velux roof light which gives similarly pleasing views along the Ribblesdale Valley to the west.

OUTSIDE

This, and the neighbouring cottages, are served by an unmade drive which tucks the properties away from any main thoroughfare or passing traffic. To the front of the house is a block paved hardstanding with iron railings to three sides and an adjacent lawned garden with bench seating. A decked terrace is built adjacent to the house, overlooking the garden and again enjoying pleasant westerly views.

To the rear is an area of yard through which neighbours have a right of access and there are two outhouses providing useful storage.

TENURE – Freehold.

SERVICES – All main services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band B.

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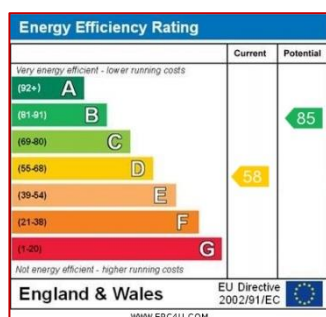
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane and at the mini roundabout, turn left onto Steep Turnpike. Continue up the hill and at the following junction, turn left onto Chesterfield Road. On reaching the junction with Smedley Street, turn right into School Road. After 50m, take the right hand drive and the property is identified by the Agent's For Sale board.

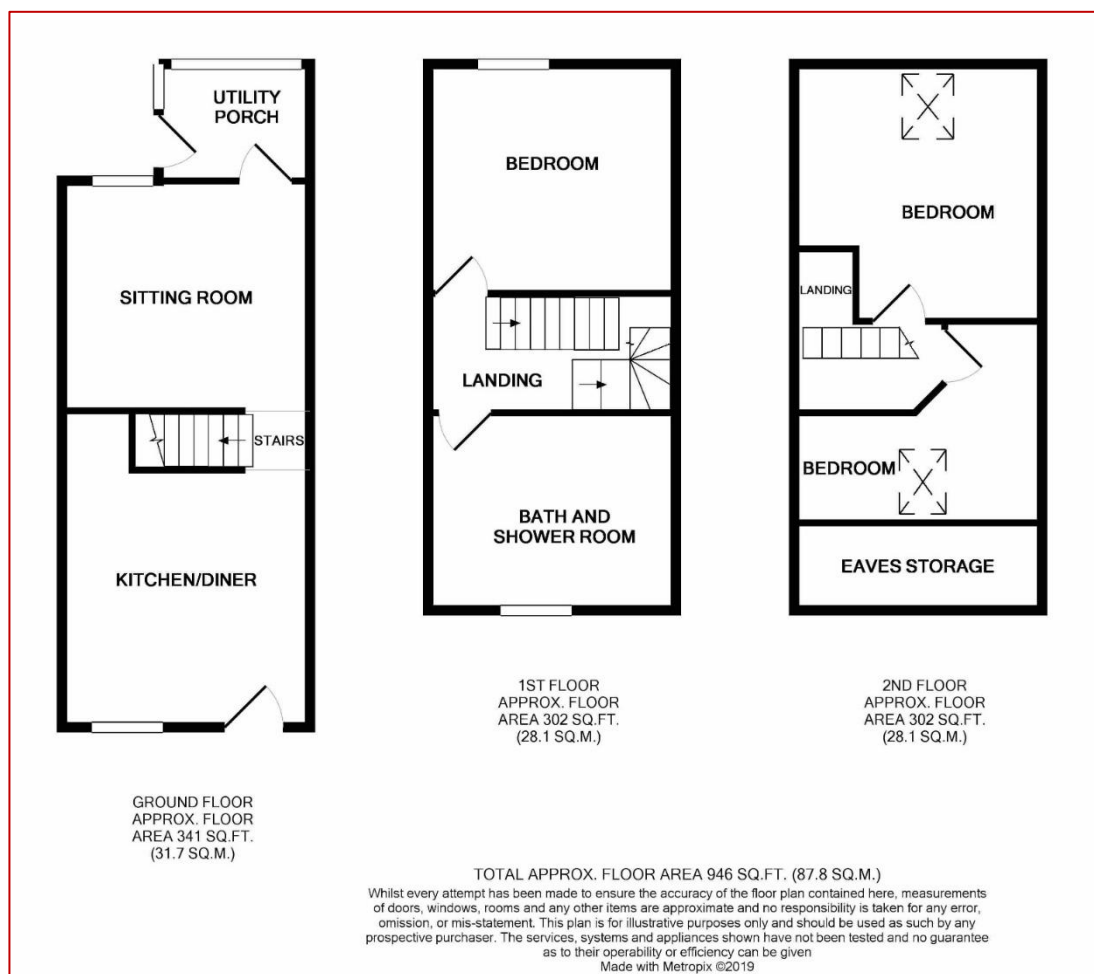
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9615

EPC Graph



Floor Plan



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