

East Bank

Winster, Matlock, DE4 2DT



Requiring some modernisation throughout but offering a wealth of potential is this stone built, double-fronted, 3 bedroom detached property located on East Bank at Winster.

NO UPWARD CHAIN

£260,000

John German 

Requiring some renovation/modernisation throughout but offering a wealth of potential is this stone-built, double-fronted, three-bedroom detached property located on East Bank at Winster, with off-street parking.

The property is sold with the benefits of no upward chain and sealed unit uPVC double glazing.

Internally the accommodation briefly comprises of storm porch, kitchen with cellar/utility room, separate dining room. To the first floor are three bedrooms and a bathroom.

ACCOMMODATION

Step inside the:

STORM PORCH

1.14m x 2.24m (3'8" x 7'4")

With windows to side. uPVC door providing access to:

KITCHEN

2.92m x 2.77m (9'6" x 9'1")

Having sealed unit double glazed windows in uPVC frames to front. Stainless steel sink with adjacent drainer, hot and cold tap over and tiled splash-back. Central heating radiator. Wooden door provides access to staircase to first floor. Further wooden door provides access to:

UTILITY/PANTRY

3.71m x 1.45m (12'2" x 4'9")

Having steps down. Roll edge preparation surfaces with cupboards beneath. Extractor fan.

SITTING ROOM

3.20m x 2.91m (10'5" x 9'6")

Having feature fireplace with multi-fuel burner and slate hearth. Central heating radiator and sealed unit double glazed windows in uPVC frames to front.

FIRST FLOOR ACCOMMODATION

LANDING

Having sealed unit double glazed window in uPVC frame to side. Electric circuit board. Doors providing access to bedrooms and bathroom.

BEDROOM ONE

3.25m x 3.0m (10'7" x 9'10")

Having built-in wooden window seat with storage beneath, sealed unit double glazed windows in uPVC frames to front enjoying adjoining countryside views. Wall mounted central heating radiator.

BEDROOM TWO

3.12m x 2.80m (10'2" x 9'2")

Please note the latter measurement being a maximum measurement including a useful airing cupboard housing the Worcester Bosch combination boiler. Built-in window seat with storage beneath and sealed unit double glazed windows in uPVC frames to rear and side.

BEDROOM THREE

2.73m x 2.65m (8'11" x 8'8")

Having central heating radiator and sealed unit double glazed windows in uPVC frame to rear with uPVC door providing access to rear driveway.

BATHROOM

3.30m x 1.70m (10'9" x 5'6")

Being fully tiled and fitted with a white suite comprising wash hand basin with chrome mixer tap over and vanity base cupboards beneath. Low level w.c., bath with chrome mixer tap over and corner double shower cubicle with electric shower over. Sealed unit double glazed opaque window in uPVC frame to rear and side. Chrome ladder-style heated towel rail and extractor fan.

OUTSIDE AND GARDENS

To the front of the property is a low maintenance courtyard garden with stone wall surround, raised planters and raised plum slate seating area enjoying fine countryside views.

To the rear of the property is a driveway providing tandem parking for two vehicles.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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