

Starkholmes Road

Matlock, DE4 3DD

John 
German





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£475,000



Immaculately presented and extended four bedroom detached property occupying a popular and convenient location on Starkholmes Road in Matlock. Being originally built in 1906 the property offers a perfect combination of original character features and charm with the benefit of modern open plan living accommodation.

Being originally built in 1906 the property offers a perfect combination of original character features and charm with the benefit of modern open plan living accommodation. This sale offers an excellent opportunity for the discerning purchaser looking to acquire this immaculately presented four double bedroomed detached property.

The property is sold with the benefit of gas fired central heating, partial double glazing and many original character features throughout. Internally briefly comprises of entrance hallway, sitting room, dining room, open plan dining kitchen and utility room. To the first floor is a master bedroom with en-suite, two further double bedrooms and a well presented bathroom. To the second floor is the fourth double bedroom.

Location - Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell is approx. 7 miles to the north. Derby is approx. 15 miles to the south, Chesterfield is approx. 10 miles to the north-east and Sheffield is approx. 20 miles to the north - all of these offer a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 Motorway is approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network

Accommodation - having wooden door providing access to:

Reception Hallway - with central heating radiator. Staircase to first floor. Doors providing access to sitting room and dining room.

Sitting Room - 3.63m x 3.78m (11'10" x 12'4") - with original wooden sash windows to front. Central heating radiator. Useful built-in storage cupboard housing electric circuit board. Separate wooden original sash window to side. Decorative picture railing and ceiling rose. Original feature fireplace with gas coal effect fire having tiled hearth. Moulded cornice.

Dining Room - 3.82m x 3.80m (12'6" x 12'5") - Note the former measurement being taken into the recess adjacent to the chimney breast, with useful built-in storage cupboard. Moulded cornice. Central heating radiator. Original wooden sash window to front and wooden sash window to side. Feature stone fireplace with marble hearth. Wooden door provides access to useful under stairs storage cupboard / pantry. Further wooden door provides access to:

Open Plan Dining Kitchen - 5.53m x 5.06m (18'1" x 16'7") - having oak flooring. Mixture of hardwood preparation surfaces and quartz preparation surfaces with island having inset sink with chrome mixer tap over. Range of cupboards and drawers beneath with integrated dishwasher. Free standing electric Range Master cooker with six ring gas hob over having complementary Range Master extractor fan canopy above. American style fridge freezer with a free standing larder cupboard surround. Wall mounted radiator. Wooden double glazed windows to rear with Velux roof window. Wooden door provides access to:

Utility Room - 2.61m x 1.96m (8'6" x 6'5") - having hardwood preparation surfaces with inset Belfast ceramic sink with chromed mixer tap over, having appliance space and plumbing for a washing machine and other white goods. Wall mounted Valliant combination boiler. Central heating radiator. Double glazed wooden windows to rear.

First Floor - Landing - with doors providing access to bedrooms and family bathroom.

Bedroom One - 3.79m x 3.51m (12'5" x 11'6") - having useful built-in wardrobes. Central heating radiator. Original wooden sash windows to front. Decorative picture railing. Wooden door provides access to:

Spacious En-Suite - 2.64m x 1.97m (8'7" x 6'5") - having a tiled floor with circular wash hand basin with chromed mixer tap over plus vanity base drawers beneath. Low level WC. Double width shower cubicle with chrome mains shower over. Chrome ladder style heated towel rail. Velux roof window.



Bedroom Two - 3.86m x 3.81m (12'7" x 12'5") - Please note the former measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Decorative picture railing. Original wooden sash windows to front. Wooden door providing access to inner lobby area. Loft hatch access.

Bedroom Three - 3.47m x 2.88m (11'4" x 9'5") - Please note the former measurement being a maximum measurement. Useful built-in wardrobes with sliding doors. Central heating radiator. Original wooden sash window to rear. Decorative railing.

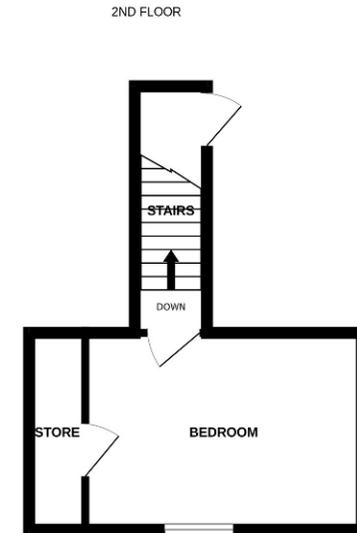
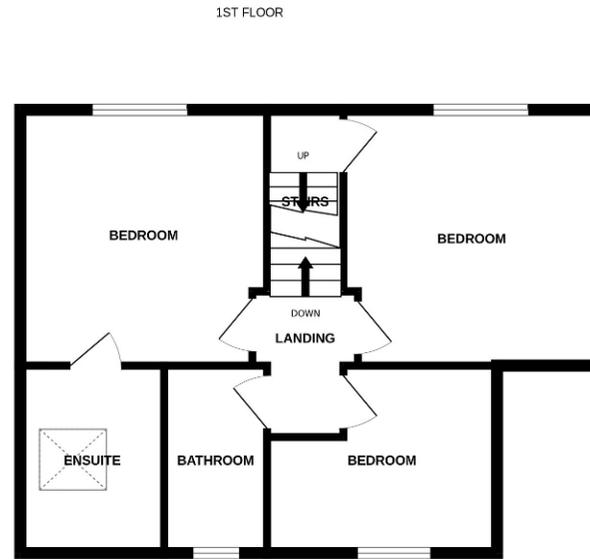
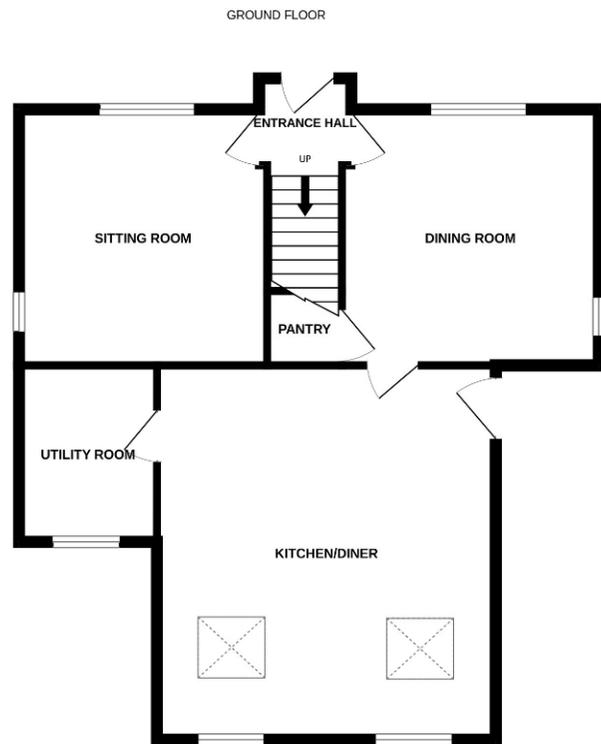
Family Bathroom - 2.83m x 1.49m (9'3" x 4'10") - being fully tiled having a white suite comprising of wall hung wash hand basin with chromed mixer tap over, low level WC, bath with glass shower screen and chrome mixer tap and shower head over. Chrome ladder style heated towel rail. Electric extractor fan. Original sash window in wooden frame to rear.

Second Floor - Landing - with wooden door providing access to:

Bedroom Four - 4.19m x 2.90m (13'8" x 9'6") - having loft hatch access. Central heating radiator. Double glazed window in wooden frame to rear. Wooden latch door provides access to useful eaves storage space.

Outside - - To the front of the property are steps leading to a planting area with plum slate with gated access to the side of the property. To the side of the property is a private patio seating area which leads to the rear of the property with stone steps to mainly laid lawn with herbaceous and flowering border with timber fence surround. There is also a most useful TIMBER SUMMER HOUSE with potential to be used as gym / home office space.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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