

Portway Drive

Matlock, DE4 3TS

John German



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Offers Over £250,000

NO UPWARD CHAIN - A modern three bedrooed semi-detached property with parking for two cars to the front, occupying a popular and convenient location in Matlock. Ideal for a first time buyer / small family / investor.

Location - Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The property is a 5 minute walk to a popular primary school, a 10 minute walk to County Hall and offers easy access to local walks / countryside / the Peak District National Park. The bus stop for Chesterfield / Sheffield is across the road. 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. Junctions 28 and 29 of the M1 Motorway are approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network.

Reception Hallway - with central heating radiator and an electric circuit board.

Guest Cloakroom - 1.45m x 0.65 (4'9" x 2'1") - having wall hung wash hand basin with chrome mixer tap over and tiled splashback. Low level WC. Central heating radiator. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to front.

Kitchen - 2.66m x 3.49m (8'8" x 11'5") - having roll edged preparation surfaces with one and a half stainless steel sink with adjacent drainer with chrome mixer tap over with upstands surround. Range of cupboards and drawers beneath. Integrated fridge with freezer compartment. Appliance space and plumbing for washing machine. Integrated Smeg electric fan assisted oven with four ring Smeg gas hob over and Smeg extractor fan canopy above. Complementary wall mounted cupboards. Central heating radiator. Sealed unit double glazed windows in upvc frames to front.

Lounge / Diner - 4.50m x 4.93m (14'9" x 16'2") - Please note the latter measurement being a maximum measurement including the useful understair storage cupboard. Central heating radiator. Sealed unit double glazed windows in upvc frames to rear together with upvc French doors providing access to rear garden, enjoying beautiful views of the surrounding area and Riber Castle.

Bedroom One - 4.11m x 2.76m (13'5" x 9'0") - Please note the former measurement taken into the full depth of the fitted wardrobes. Central heating radiator. Sealed unit double glazed window in upvc frame to rear, enjoying excellent elevated countryside views of the surrounding area towards Riber Castle.

Bedroom Two - 2.68m x 3.97m (8'9" x 13'0") - Please note the latter measurement being taken into the full depth of the useful fitted wardrobes. Central heating radiator. Sealed unit double glazed windows in upvc frames to front.

Bedroom Three - 2.66m x 2.16m (8'8" x 7'1") - with central heating radiator. Sealed unit double glazed windows in upvc frames to front.

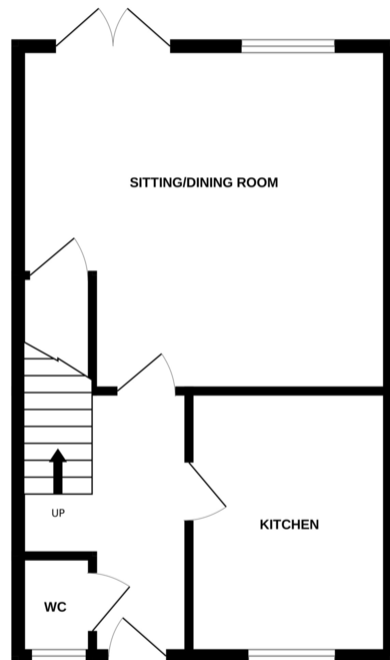
Family Bathroom - 1.85m x 2.06m (6'0" x 6'9") - having a white suite comprising wall hung wash hand basin with chrome mixer tap over. Low level WC. Bath with chrome mixer tap over and mains chrome shower over with glass shower screen. Electric shaver point. Electric extractor fan. Ladder style heated towel rail. Sealed unit double glazed opaque window in upvc frame to rear.

Outside - To the front of the property is a tarmac paved driveway providing off street parking for two vehicles with paving leading to front door and access to side. To the rear of the property is a split level garden with paved patio, seating area and lawn with steps leading to a further lawn area with gravelled hard standing area with timber shed. To the garden is a timber fence surround. In addition to the rear the property enjoys fine countryside views of the surrounding area towards Riber Castle.

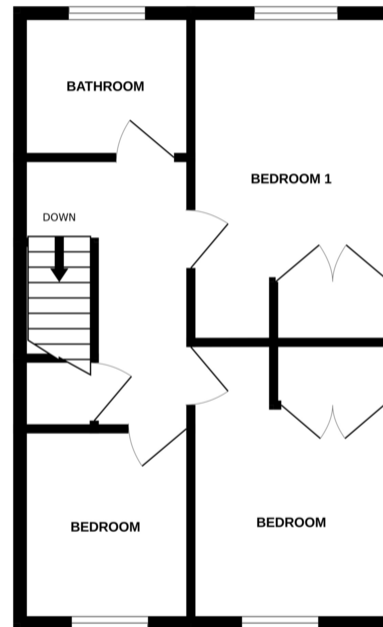




GROUND FLOOR



1ST FLOOR



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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

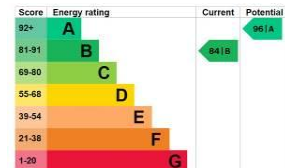
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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