

Sir Josephs Lane

Matlock, , DE4 2GY



Three bedroomed detached property occupying an enviable cul-de-sac location. With 2 reception rooms, fitted breakfast kitchen and lean-to conservatory, master bedroom with fitted wardrobes and en-suite, low maintenance rear garden, garage and drive.

Offers In Region Of £330,000

John German 

Location - The property is located close to a good range of local amenities including shops, schools and leisure facilities. There are good commutes with the A6 which enjoys swift travel to both the north and south. The nearby market town of Bakewell is approximately five miles to the north and Matlock is four miles to the south, both of which offer a more comprehensive range of facilities.

Accommodation - Panelled and opaque double glazed composite entrance door provides access to:

Reception Hallway - 1.87m x 5.46m - Note the measurements include the guest cloakroom and storage cupboard. Having staircase off to first floor with wooden hand rail balusters and newel posts. Central heating radiator. Telephone jack point. Cove cornice. Panelled door provides access to most useful under stairs storage cupboard with light. A most useful second storage cupboard.

Guest Cloakroom - Having a wash hand basin, low level WC. Central heating radiator. Electric extractor fan. Sealed unit double glazed opaque window in UPVC frame to front. Three further panelled doors provide access to the sitting room, breakfast kitchen and dining room respectively.

Sitting Room - 4.64m x 4.10m - Having a fitted real flame gas fire which also functions as back boiler providing domestic hot water and servicing the central heating system with a wooden edged slate tiled hearth. Two central heating radiators. TV aerial connection. Satellite TV connection. Sealed unit double glazed window in UPVC frame to front overlooking the garden area.

Fitted Breakfast Kitchen - 4.64m x 3.01m - Having a range of roll edged preparation surfaces incorporating an inset one and a half ceramic sink unit with adjacent drainer and chromed mixer tap over, tiled splashback with a range of base drawers and cupboard beneath. Complementary wall mounted cupboards over. Cooker with four ring gas hob and double electric fan assisted oven/grill beneath. Three appliance spaces, one having plumbing suitable for an automatic washing machine, a second suitable for a slimline dishwasher and a third suitable for a large fridge/freezer. Sealed unit double glazed window in UPVC frame to front overlooking the garden. Central heating radiator. Opaque glazed door provides access to:

Conservatory/Utility Area - 2.66m x 2.22m - Having herringbone ceramic tiled floor covering. Power and lighting with two appliance spaces with power suitable for a freezer and tumble dryer respectively. Sealed unit double glazed windows and a double glazed door which overlook and provide access to the patio and garden beyond.

Dining Room - 2.88m x 2.56m - Having central heating radiator. Cove cornice. Sealed unit double glazed window to side overlooking the lean to conservatory. TV aerial

connection.

First Floor - Landing - Trap door access to roof space with drop down ladder providing access to a useful boarded storage area with light. Central heating radiator. Panelled door provides access to a built-in airing cupboard housing hot water cylinder with slatted shelving over. Four panelled doors provide access to the bedrooms and bathroom respectively.

Bedroom One - 4.09m x 2.96m - Note the measurements include the room with fitted wardrobes with hanging rails, shelves, adjacent vanity area with cupboards over. Central heating radiator. Telephone jack point. Sealed unit double glazed window in UPVC frame to rear incorporating secondary glazing. Panelled door provides access to:

En-Suite - 2.38m x 1.39m - Note the former measurement being a maximum measurement taken into the fully tiled shower cubicle with electric Mira shower over. Contemporary style vanity wash hand basin with chromed mixer tap and cupboard beneath, low level WC and bidet. Half wall tiling. Ladder style heated towel rail. Electric extractor fan.

Bedroom Two - 3.03m x 3.67m - Having central heating radiator. Sealed unit double glazed window in UPVC frame to side with secondary glazing.

Bedroom Three - 2.86m x 2.37m - Having central heating radiator. Sealed unit double glazed window in UPVC frame to side with secondary glazing.

Bathroom - 2.98m x 1.85 to 0.83m - Being mostly tiled and having a white suite comprising large vanity wash hand basin with shaver light over, chromed mixer tap and drawers beneath. Low level WC and large bath with central chromed mixer tap, glass shower screen and Aqualisa electric shower over. Ladder style heated towel rail. Electric extractor fan. Sealed unit double glazed opaque window to side.

Outside - The property enjoys a driveway providing off street parking and access to the well proportioned garage. Furthermore, there is a timber garden shed located on the driveway.

Garage - 5.96m x 2.94m - Having power and lighting. Cold water tap. Electric remote controlled up and over door to front. Storage area within loft space. Two sealed unit double glazed windows.

To the side and rear of the property is a paved patio area with flowering herbaceous borders leading to a low maintenance gravelled garden enclosed by a range of close lapped timber fencing and established hedging enjoying a southerly aspect. Cold water tap.

Ground Floor



First Floor



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Assessments First





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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