

Devonshire Villas, Upperwood Road

Matlock Bath, DE4 3PD



NO UPWARD CHAIN

Particularly well proportioned two double bed roomed semi-detached property occupying an elevated position on Upperwood Road in Matlock Bath. Truly stunning views to front. Ideal for a first time buyer / investor.

£200,000

John German 

The sale offers an excellent opportunity for the discerning purchaser looking to acquire a spacious, well-presented, and maintained two double-bedroomed semi-detached property. There is a large garden plot and stunning views to the front across Matlock Bath and beyond.

Location - Matlock Bath is a popular area with a good range of local facilities available including shops and primary school. Matlock Bath is conveniently located two miles from both Matlock and Wirksworth, both of which offer a good range of amenities. Derby city centre is approximately sixteen miles to the south offering a broader range of facilities. The A6 provides swift onward travel to both the north and south which in turn provides access to the A38 and the main motorway networks. It should also be noted that there is quick access to railway stations located at Matlock, Matlock Bath, Cromford and Whatstandwell, all providing access to Derby railway station which in turn gives swift onward travel to the north and south. Belper is located 8 miles to the south and Chesterfield is located approximately 12 miles to the north providing access to Junction 29 of the M1 motorway. The Peak National Park is within easy reach with stunning and beautiful scenery. The attractions of Chatsworth House and gardens are approximately eight miles to the north and Carsington Water is approximately six miles to the south-west.

Accommodation - having upvc door providing access to: **Sitting Room** - 5.02m x 3.42m (16'5" x 11'2") - Please note the former measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Open fireplace with stone surround. Ceiling rose. Coved cornice. Sealed unit double glazed bay window in upvc frame to front enjoying stunning sweeping countryside views over Matlock Bath and beyond, towards Riber Castle. Wooden door provides access to:

Kitchen Diner - Dining Area - 5.00m x 3.71m (16'4" x 12'2") - with central heating radiator. Built-in cupboard and shelving. Coal effect gas fire with marble hearth. Staircase to first floor. Sealed unit double glazed window in upvc frame to rear.

Kitchen Area - 3.35m x 2.00m (10'11" x 6'6") - having tiled flooring. Wooden preparation surfaces with inset one and a half stainless steel sink with chrome mixer tap over having tiled splashback surround. Range of cupboards and drawers beneath with appliance space and plumbing for washing machine and other white goods. Four ring AEG gas hob with Smeg extractor canopy fan above. Complementary wall mounted cupboards over with integrated AEG electric fan assisted oven with matching AEG integrated microwave. Sealed unit double glazed upvc door provides access to rear garden with adjacent upvc double glazed window.

First Floor - Landing - with sealed unit double glazed window in upvc frame to rear. Loft hatch access with retractable loft ladder for easy access, leading to a boarded loft space convenient for storage with light. Door providing access to an airing cupboard housing hot water tank and towel storage and doors to the bedrooms and bathroom.

Bedroom One - 5.03m x 3.41m (16'6" x 11'2") - Please note the former measurement being taken into the recess adjacent to the chimney breast. Central heating radiators. Sealed unit double glazed windows in upvc frame to front, enjoying stunning elevated sweeping, panoramic views of Matlock Bath towards Riber.

Bedroom Two - 4.05m x 3.23m (13'3" x 10'7") - Please note the latter measurement being a maximum measurement. Central heating radiator. Sealed unit double glazed windows in upvc frames to rear.

Bathroom - 3.15m x 1.75m (10'4" x 5'8") - having a white suite comprising a pedestal wash hand basin with hot and cold chrome tap over with tiled splashback. Low level WC. Bath with separate hot and cold tap over. Central heating radiator. Electric extractor fan.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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