

# White Rock Court

Matlock, DE4 3JY

John   
German







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Offers in excess of £300,000

A unique opportunity to acquire this spacious and immaculately presented four double bedroom detached property with off street parking and low maintenance outside space enjoying elevated views towards Riber Castle.





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.

The composite door provides access to an entrance hallway, with central heating radiator, staircase to first floor and doors off to the sitting room, guest cloakroom and dining kitchen. A wall mounted cupboard houses the electric circuit board.

Moving into the dining kitchen fitted with a range of base, wall and drawer units with contrasting roll edge preparation surfaces having an inset one and a half composite sink with adjacent drainer and chrome mixer tap over and complementary tiled splashbacks. Integrated appliances comprise a fridge freezer, dishwasher, double electric fan assisted oven and grill and four ring gas hob with extractor fan canopy over. Sealed unit double glazed wooden sash windows overlook the front and side, central heating radiator and a composite door providing access to the rear. A wooden door opens into a useful utility room with rolled edge preparation surfaces with cupboard beneath, appliance space, plumbing for a washing machine and a wall mounted cupboard houses the boiler. Central heating radiator, sealed unit double glazed wooden sash window to rear and electric extractor fan.

The sitting-room benefits from being dual aspect with sealed unit double glazed wooden sash windows to the front and rear.

The guest cloakroom has a pedestal wash hand basin with chrome mixer tap over, tile splashback, low-level WC, central heating radiator and electric extractor fan.

Moving up to the spacious first floor landing, there is a central heating radiator and doors off providing access to bathroom and bedrooms. The landing offers potential for a small work/study area.

The dual aspect master bedroom has sealed unit double glazed uPVC sash windows to front and rear, central heating radiators and the benefit of its own en suite comprising a wall-hung wash hand basin with chrome mixer tap over and tile splashback, low-level WC, double shower cubicle with electric shower over, central heating radiator, electric extractor fan and sealed unit double glazed opaque wooden window to rear

The second bedroom has a central heating radiator, sealed unit double glazed wooden sash window to rear and opaque wooden sash window to side.

The family bathroom has a pedestal wash hand basin with chrome mixer tap over with tile splashback, low-level WC, bath with chrome mixer tap and chrome mains shower over with glass shower screen. Towel rail and a sealed unit double glazed opaque window in wooden frame to side plus a double glazed opaque sash window in UPVC frame to the front.

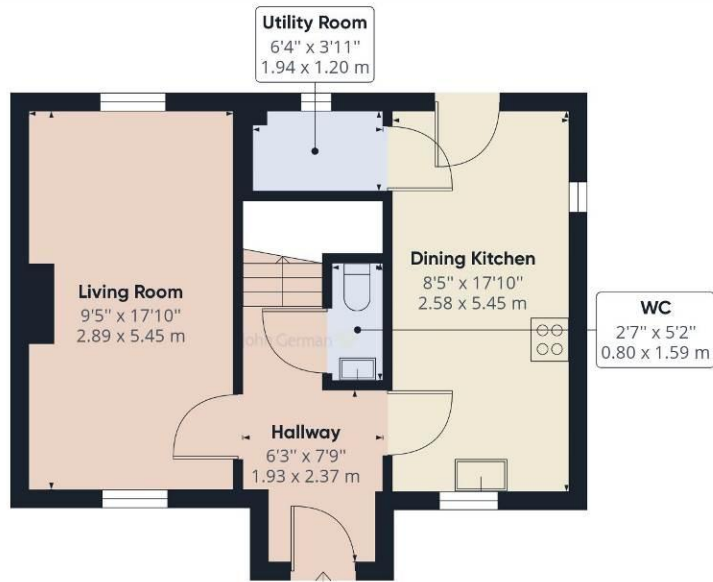
Moving up to the second floor landing, there are doors off to bedrooms three and four that both benefit from a dual aspect, central heating radiators and sealed unit double glazed windows in wooden frames enjoy spectacular views towards Riber Castle.

Outside to the rear of the property is a block paved driveway, providing off-street tandem parking for two vehicles. The property is surrounded with Indian paved stone, creating a courtyard style garden offering additional seating area to the side with a stone wall surround.

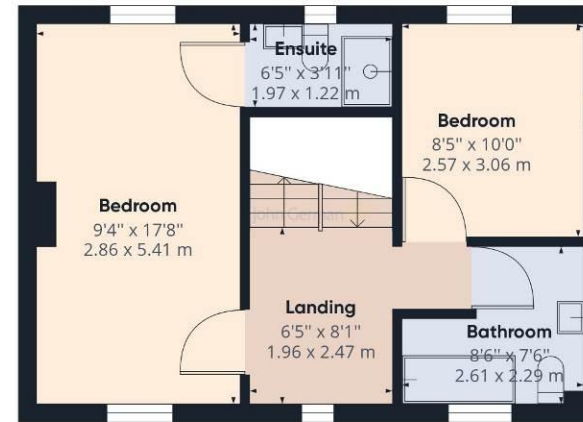








Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1169.08 ft<sup>2</sup>

108.61 m<sup>2</sup>

**Reduced headroom**

18.71 ft<sup>2</sup>

1.74 m<sup>2</sup>

(1) Excluding balconies and terraces.

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JG A/30062023  
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band D

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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