

Edge Road
Matlock, DE4 3NH

John 
German







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£525,000

Three bedroom detached house with double garage enjoying a central Matlock location with an overall plot size of approximately 0.4 acres with fantastic views and south facing garden.

Three bedroom detached property and double garage, set on a generous plot of approximately 0.4 acres, located in the sought-after area of Matlock. This charming home boasts a prime position, within easy walking distance to the town centre and local amenities, offering the perfect blend of peaceful surroundings and convenience. The property's elevated position ensures breathtaking views across Matlock and towards the historic Ribber Castle. Internally briefly comprises, entrance hallway, guest cloakroom, sitting room, dining room, breakfast kitchen and utility room. To the first floor are three bedrooms and a family bathroom.

Entering the house through a wooden door at the front, which provides access to a storm porch/boot room, with built-in cupboards housing electric meter, radiator and window to front. A further door provides access to the reception hallway, with a radiator, staircase to first-floor with useful understairs storage space and doors off to sitting room, breakfast kitchen and a guest cloakroom. The guest cloakroom has a low-level WC, wash hand basin with chrome mixer tap over with vanity base cupboard beneath, electric extractor fan and window to front. Moving into the sitting room, there is a feature fireplace with marble hearth with inset coal effect gas fire, decorative picture railing, radiator and bay window to front. An opening leads to the dining room, with radiators, decorative picture railing, double glazed French doors leading to outside patio seating area and wooden French doors opening into the breakfast kitchen. In the breakfast kitchen, there are rolled edge preparation surfaces with inset one and a half stainless steel sink with adjacent drainer and chrome mixer tap over with tile splash back surround. A range of cupboards and drawers beneath with integrated appliances consisting of dishwasher and fridge freezer. There is a matching island with stoves electric fan assisted oven and grill with Neff four ring gas hob over with complimentary extractor fan canopy. Radiator, windows to side with separate window to front and door leading to the utility room. The utility room has rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with tile splash back. There are a range of cupboards beneath with appliance space and plumbing for washing machine, Baxi combination boiler (fitted in 2022). Electric extractor fan and window to rear.

There is a spacious first floor landing, which has windows to side and front with doors off to bedrooms and bathroom. Useful built-in storage cupboards and loft hatch access. The principal bedroom has useful built-in wardrobes and dressing table, radiator and bay window to front enjoying stunning elevated views across Matlock and towards Ribber Castle. The second bedroom also benefits from built-in wardrobes and dressing table, radiator and windows to rear, enjoying the stunning elevated views across Matlock. Bedroom three has a radiator and window to front. The family bathroom is fully tiled and has a white suite comprising pedestal wash hand basin with chrome mixer tap over, low-level WC, bath with chrome mixer tap over and handheld shower, corner shower cubicle with chrome mains shower over, electric extractor fan, ladder style heated towel rail, and window to front.

Undoubtedly one of the main selling features of this property is its large south facing garden and plot measuring approx. 0.4 acre. The rear garden largely consists of lawn area with mature trees with pathway leading to foot of the garden, where a single detached garage is located, with separate access from an unnamed road off Imperial Road.

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.

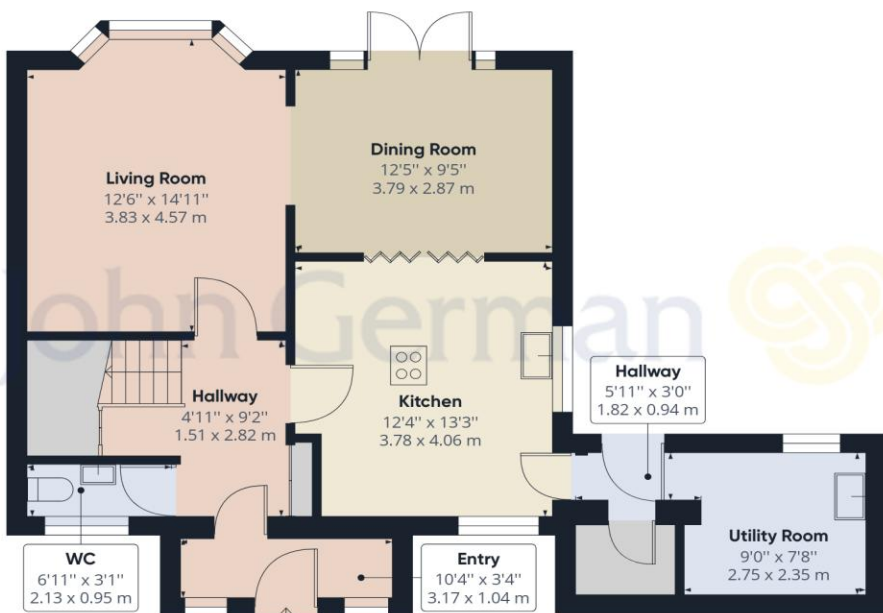
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08082023

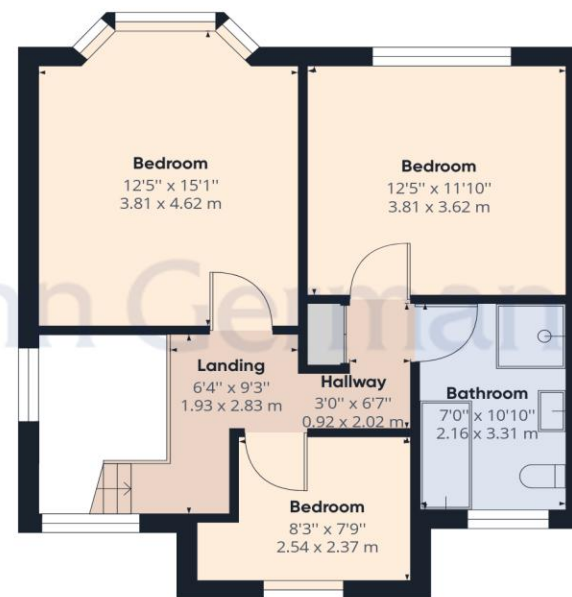
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1541.52 ft²

143.21 m²

(1) Excluding balconies and terraces

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

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Agents' Notes

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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		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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