



Yeoman Street, Bonsall Matlock, DE4 2AA

With no upward chain, this spacious home has driveway parking for three cars, an integral garage and three double bedrooms. You also have the opportunity to purchase approximately 0.25 acres of additional upper garden and driveway parking for two more vehicles to park. Located in the heart of this popular village, the home is within walking distance of the village school, church, cafe, park and two pubs.

On the ground floor, the entrance hallway leads to the sitting room, kitchen and on to the utility room, integral garage and a versatile room which was previously a ground floor bathroom (and could be reinstated as such). To the first floor are three large double bedrooms and the family bathroom. The largest bedroom has room aplenty to include an en-suite shower room. At the front is a driveway with space for three vehicles to park. The easy-maintenance tiered garden has space for outdoor seating and dining - and scope to revamp and create your own outdoor space.

Bordering the Peak District National Park, Bonsall is a charming village which was historically a thriving lead-mining location. Nowadays, villagers and visitors alike explore the well-known Limestone Way path and network of walks in all directions then refuel at The Fountain Tea Rooms (including village shop), Barley Mow and Kings Head pubs. The village field includes a playground and football pitch - and there is a beautiful church just behind the home as well as picturesque steep dales, woods and cliffs all around. Famously, the annual World Championship Hen Race takes place at the Barley Mow pub every August!

- No upward chain
- Driveway parking for 2-3 vehicles - opportunity to add 2 more spaces
- In centre of this popular village
- Spacious rooms throughout including 3 double bedrooms
- Vacant possession
- Integral garage
- Views to dramatic cliffs opposite
- Opportunity to separately purchase 0.25 acre upper garden
- EPC rating C
- Timber-framed double-glazed windows

£400,000

Yeoman Street, Bonsall, Matlock, DE4 2AA

Front of the home

A low stone wall with colourful flower bed above forms the front boundary. The tarmac drive has space for three vehicles to park in front of the home and integral garage. Each side of the home are paths to the rear garden. At the front is space for seating, from which to enjoy the views of the distinctive cliff face opposite. There is a canopy over the front door with wall-mounted light. Enter the home through the wooden front door into the entrance hallway.

Entrance Hallway

The wide carpeted hallway has a ceiling light fitting, wall light, radiator and lots of space under the stairs. Like all rooms, it has skirting boards and decorative coving. Doors lead into the sitting room and kitchen (and on to the utility room, integral garage and additional room).

Sitting Room

15'8" x 12'8" (4.8 x 3.88)

This spacious carpeted room has a wide east-facing window with that stunning view opposite - and an additional square-leded south-facing window. The gas fire is set upon a marble hearth, with a brick surround which extends on the left to shelving and a TV cabinet. The room has a radiator and four wall lights.

Kitchen

12'8" x 12'3" (3.88 x 3.74)

A glass-panelled door from the entrance hallway opens into this large, bright room at the rear. It has a wide west-facing window looking out to the rear garden, an additional side window and two ceiling light fittings, a linoleum floor and radiator.

The breakfast bar peninsula has space for four seats. The long U-shaped worktop has a range of country-style cabinets above and below, including glass-fronted display cabinets, a wine rack, drawers and integral refrigerator. The kitchen also includes an integral Hotpoint four-ring gas hob with electric oven below and extractor fan above. Beneath the window to the rear garden is an integral stainless steel double sink and drainer with chrome mixer tap. Doors lead into the Utility Room and another versatile room.

Room

8'10" x 7'4" (2.7 x 2.25)

Located off the kitchen, this has previously been a ground floor bathroom and could be a new utility room or used for another purpose. The room has a radiator, ceiling light fitting and internal window to the utility room.

Utility Room

10'7" x 4'11" (3.25 x 1.5)

With a ceramic tiled floor, this room has a worktop with space and plumbing beneath for a washing machine and tumble dryer. There is a wall-mounted modern Worcester boiler, ceiling light fitting, wall-mounted cabinet and window. Doors lead out to the rear garden and into the integral garage.

Integral Garage

24'7" x 10'1" (7.5 x 3.08)

With an up-and-over door, the garage has a concrete floor, two strip lights, power points and a WC which could be boxed in. There is a water tap to the right of the garage door.

Stairs to first floor landing

Carpeted stairs with a balustrade on the left and handrail on the right lead up to the galleried landing. There is space here for seating, a radiator, two ceiling light fittings, a loft hatch and doors to the three double bedrooms and bathroom.

Bedroom One

15'7" x 12'7" (4.75 x 3.85)

At the front of the home, this carpeted double bedroom has a ceiling light fitting, two wall lights and a radiator. The wide window provides great views to the cliff face and wood above.



Bedroom Two

12'7" x 12'3" (3.85 x 3.75)

Another spacious double, this time at the rear of the home, this bedroom is carpeted and has a radiator, ceiling light fitting, two wall lights and plenty of space for a bed and furniture.

Bathroom

8'10" x 7'6" (2.7 x 2.3)

The roomy bathroom has Armitage Shanks bathware including a bath with chrome mixer tap, mains-fed shower over and tiled surround. There is also a pedestal sink with chrome mixer tap and WC. The room includes a patterned double glazed window, laminate, radiator, shaver point, ceiling light fitting and extractor fan. The large double full-height cupboard has shelving and houses the water tank.

Bedroom Three

24'7" x 9'10" (7.5 x 3.02)

This huge bedroom above the garage has large Velux windows at each end. The room is carpeted and has a radiator, ceiling light fitting, four wall lights, fitted wardrobes and a wide vanity unit with dressing table. There are two feature ceiling beams.

Rear Garden

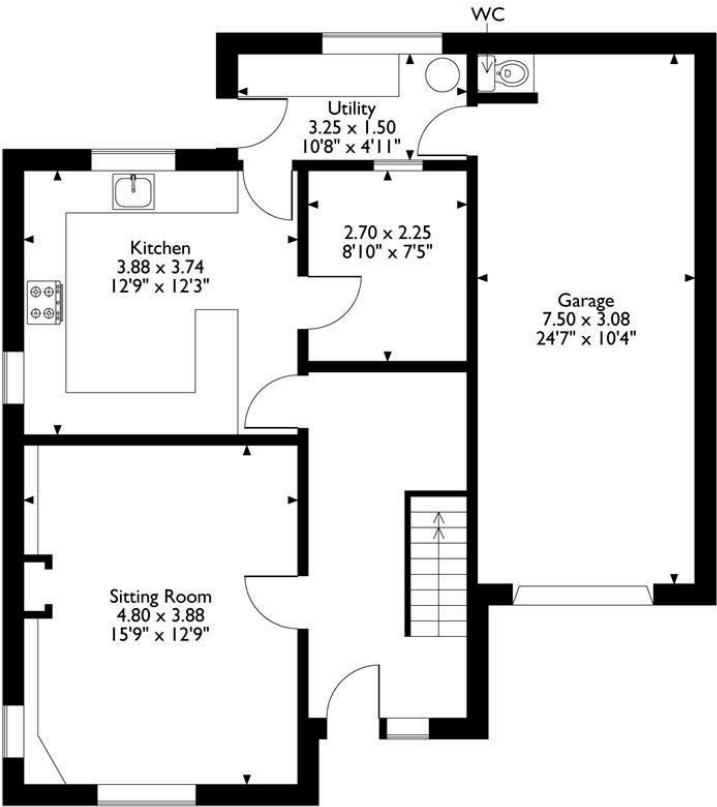
Accessed via paths on each side of the home, the three-tier garden has scope for creating your own unique space. It is west-facing and has space for outdoor seating, dining and storage. You also have the opportunity to separately purchase the upper garden which comprises circa 0.25 acres, as well as the driveway at the side of the home too.

Disclaimer

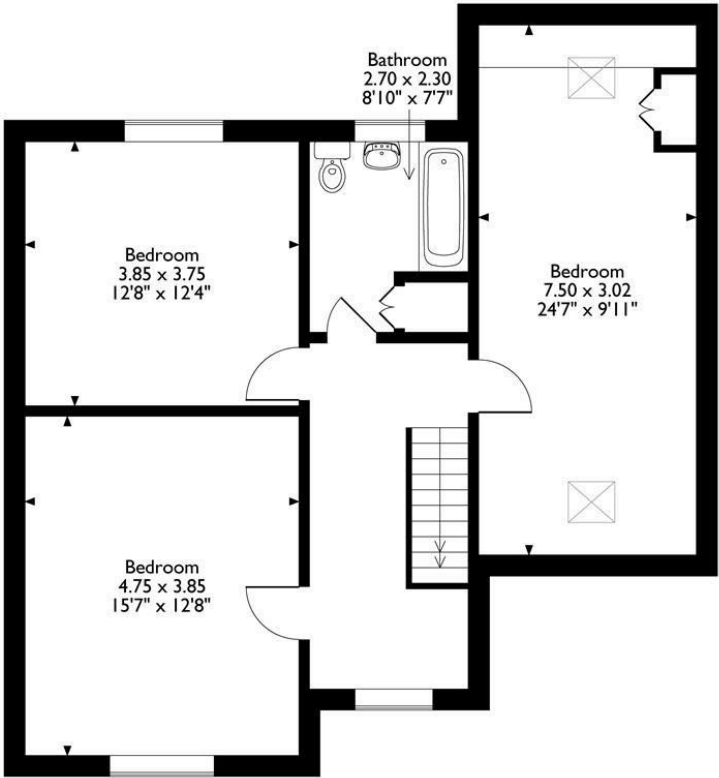
IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us



47 Yeoman Street
Approximate Gross Internal Area
158 Sq M / 1701 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315