BRICKS + MORTAR



Prospect Drive,
Matlock, DE4 3TA

Located at the end of a quiet cul-de-sac and a short walk to schools and Matlock town centre, the current owners have significantly upgraded the home. It now has an updated kitchen and bathroom and a landscaped garden with high quality large dining patio. Occupying a large corner plot, there is also a detached garage with parking space in front.

On the ground floor, the front door opens into the spacious sitting room and on through to the kitchen-diner and conservatory. To the first floor are three bedrooms and the family bathroom. There are large gardens to the front and rear, with lawns and the potential for extensive flower beds in both gardens.

The home has a Council Tax banding of B and EPC rating of C.

Prospect Drive is within walking distance of the town centre and around the corner from All Saints Junior School, with Dimple Grounds playing fields even nearer. The Arc leisure centre and countryside walks are within easy reach too.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre, Hall Leys Park and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by. The A6 provides road links to Derby and north towards Manchester, with Nottingham, Chesterfield and Sheffield all within an hour's drive. Direct trains from Matlock station go to Derby, Nottingham, Lincoln and on to Cleethorpes on the coast!

- Large corner plot with south-west facing garden
- Updated kitchen and bathroom
- Allocated parking space
- Landscaped garden with dining patio
- End of quiet cul-de-sac
- Detached garage
- Flat walk to Matlock town centre
- Walking distance to schools and parks
- Close to countryside walks
- Council tax band B and EPC rating C

£290,000

Prospect Drive, , Matlock, DE4 3TA

Front of the home
This fabulous home is located at the end of a popular cul-de-sac, within easy walking distance of the town centre. Occupying a large plot, steps lead up either side of the front garden to a pathway leading to the front of the house and through to the rear garden.

The front garden comprises a lawn with an area for two large flower beds and a raised gravel bed suitable for planters. A privet hedge forms the front boundary. Immediately in front of the home is space on the wide flagstone paving for a seating area, from where you can admire the views of hills to the south-west. Over the front door is a canopy porch with a wall-mounted light.

Sitting Room
16'4" x 13'7" (5 x 4.15)
Enter the home through a modern composite front door into this bright, spacious room. Lots of light floods in through the wide patio doors at the opposite end, with views to the rear garden. The room has quality laminate flooring, high ceilings with light fittings, a radiator and lots of space for seating and furniture.

On the right is a fireplace with tiled hearth and wooden mantelpiece. Glazed double doors lead to the kitchen diner.

Kitchen-Diner
16'4" x 9'6" (5 x 2.9)
This dual-aspect room has a window to the front garden and a window to the rear garden. On the left is space for a dining table and furniture, with a radiator, ceiling light fitting and porcelain tiled floor, which flows into the kitchen.

The current owners have replaced the previous kitchen. This has an L-shaped worktop with high and low-level fitted cabinets and drawers. There is space and plumbing for a washing machine, a large ceramic 1.5 Belfast sink and drainer with chrome mixer tap. The boiler is located within a cabinet in the top right corner.

There is space for an oven with gas and electric supply, then another small worktop and low-level cabinet. The room has two ceiling light fittings and glazed double doors lead to the conservatory.

Conservatory
12'11" x 10'9" (3.95 x 3.3)
With windows on three sides (south, west and north) and a pitched roof, this spacious conservatory has two sets of uPVC doors to the rear garden. It is a versatile room with tiled floor and could be an additional reception room, play room, home office or games room.

Stairs to first floor landing
Carpeted stairs from beside the front door in the sitting room lead to the landing, with a light fitting and tall south-facing window. Pine doors with chrome handles lead to three bedrooms, the bathroom and a full-height cupboard with shelving.

Bathroom
7'6" x 5'4" (2.3 x 1.65)
Like the kitchen, this room has been updated by the current owners. The large corner bath has chrome taps and a mains-fed shower above, with tiled surround.

The room includes a ceramic WC, ceramic pedestal sink with chrome taps, tile-effect vinyl flooring, heated towel rail, frosted double-glazed window, recessed spotlights and extractor fan.

Bedroom One
10'0" x 9'6" (3.05 x 2.9)
Located at the rear of the home, this double bedroom is currently used as a spacious child's single bedroom. It has laminate flooring, a radiator and ceiling light fitting.





Bedroom Two
13'9" x 9'6" (4.2 x 2.9)
Also at the rear, this large double bedroom has a king-size bed and wardrobes along the full length of the wall. It is a spacious room with laminate flooring, ceiling light fitting and radiator.

Bedroom Three
8'6" x 6'9" (2.6 x 2.07)
With fantastic views across to the hilly countryside to the south, this is currently a nursery and would make a great home office or single bedroom.

The room has laminate flooring, a ceiling light fitting and radiator.

Rear Garden
Accessed from the side path, conservatory and garden, the large rear garden has a modern flagstone paved patio, which has been freshly grouted, with lots of space for outdoor seating and dining. The dining patio overlooks the large lawn, so is a great place to watch children playing. Timber fences run along the front and end of the lawn. A long, high stone wall runs along the entire length of the rear boundary, with space to create elevated flower beds and another small lawn.

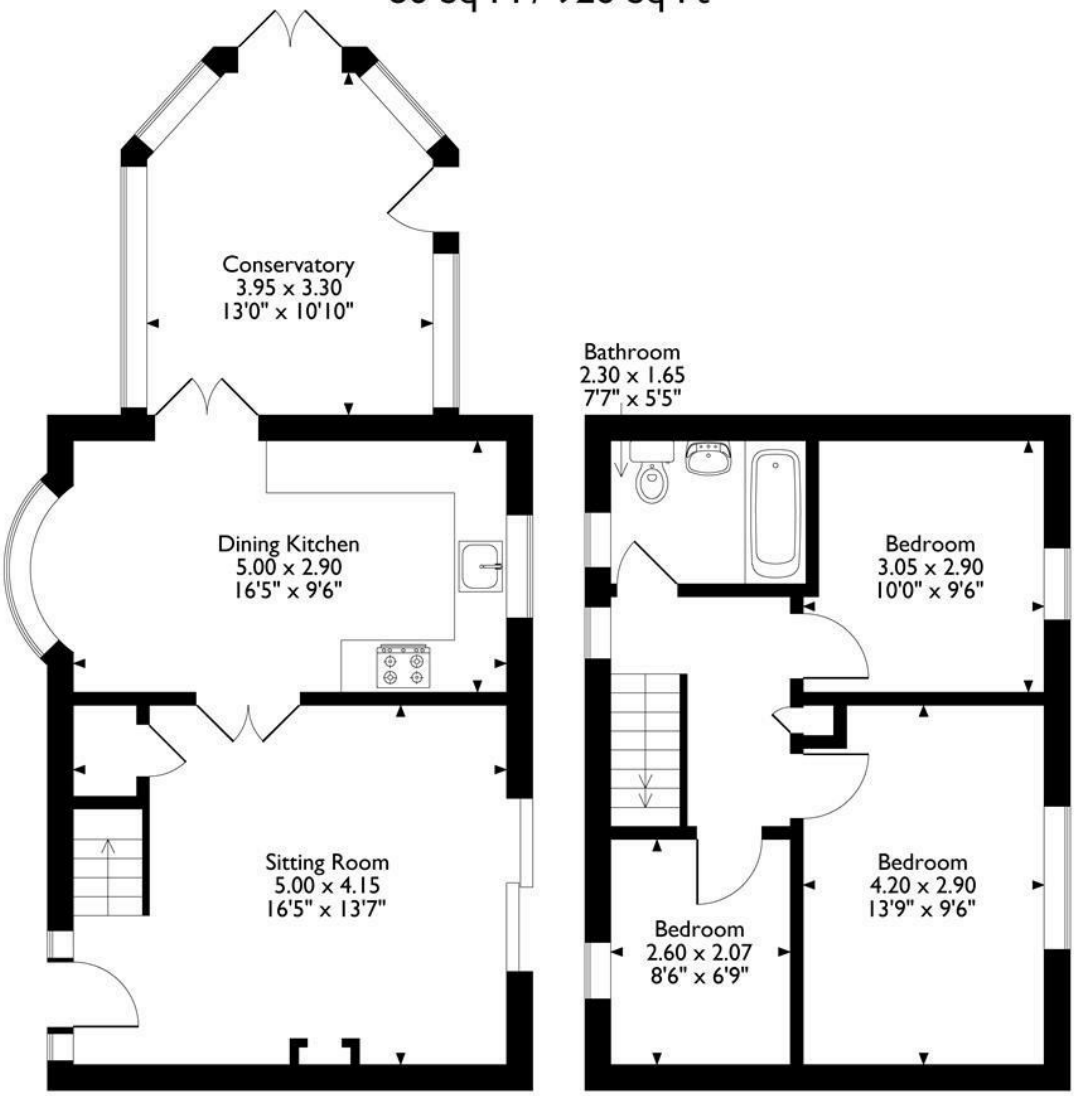
It is a private space in which to relax, potter and play.

To the right of the conservatory is a discreet space to store bins. On the rear wall of the house is a wall-mounted light, tap and power points.





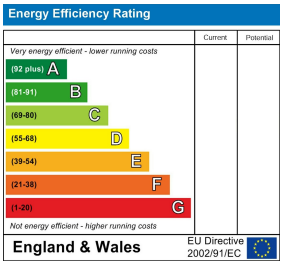
29 Prospect Drive
Approximate Gross Internal Area
86 Sq M / 926 Sq Ft

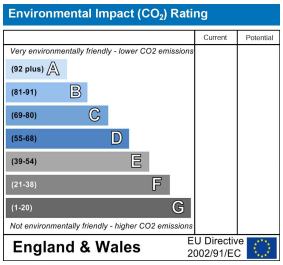


Ground Floor **First Floor**

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