

Sally Botham
ESTATES

Lime Tree Road, Matlock. DE4 3DU
£375,000



Bedrooms: 3 | Bathrooms: 2 | Receptions: 3

A substantial Edwardian family home, ideally located within easy reach of the town centre, in a slightly elevated position with a commanding view of Riber Castle. The elegantly proportioned and well-presented accommodation offers: three double bedrooms; family bathroom and separate shower room; kitchen; sitting room; dining room; and a family room / snug with conservatory off. There are delightful low-maintenance south-facing gardens, plus a driveway with off-road parking, and a garage.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

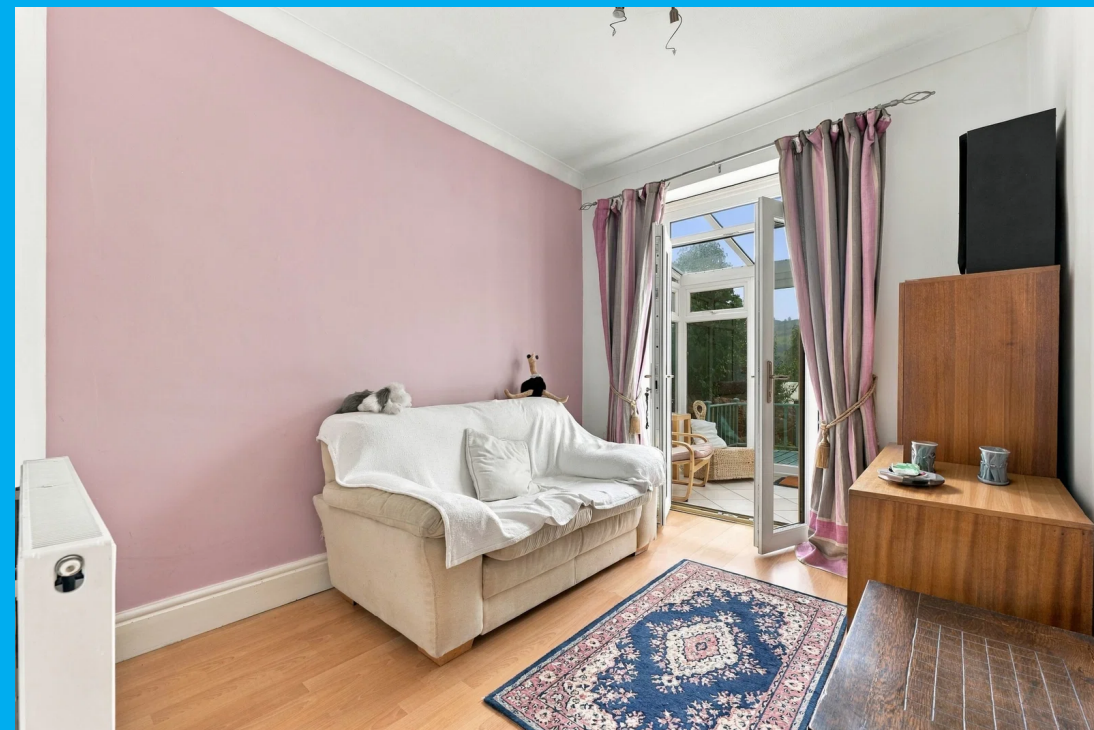
Entering the property via an original broad half-glazed entrance door which opens to:

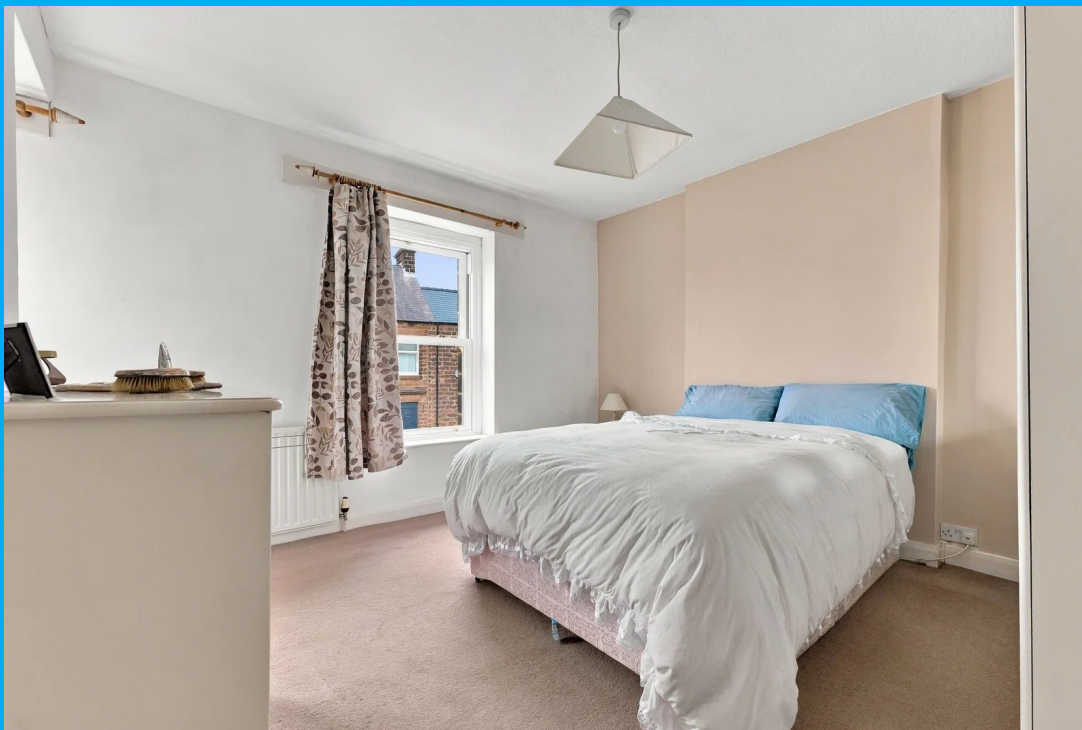
ENTRANCE PORCH Being constructed in timber, with ornately decorated leaded and coloured glass panels. There are ceramic tiles to the floor, and a uPVC double-glazed entrance door opening to:

HALLWAY Having a broad staircase rising to the upper-floor accommodation and panelled doors leading to:

SITTING ROOM A light and spacious room with dual-aspect uPVC double-glazed windows, the bay window overlooking the gardens and with views towards Riber, and the front-aspect window looking over the town to the wooded hills of the Derwent Valley. The room has original cornice to the ceiling with a matching centre ceiling rose, and a marble fireplace with a raised hearth, housing a living flame gas fire. There is a central heating radiator with thermostatic valve and a television aerial point. A panelled door opens to:

KITCHEN A fully tiled room with light wood-effect laminate flooring, dual-aspect uPVC double-glazed windows, and a half-glazed entrance door opening onto the rear of the property. The kitchen is fitted with a good range of kitchen units in a light oak finish, with cupboards and drawers beneath a roll-edged worksurface. Set within the worksurface is an insert stainless sink with mixer tap, and a four-ring electric hob, over which is an extractor canopy that is vented to the outside. Beneath the hob is a fan-assisted electric oven. There are wall-mounted storage cupboards with under-cabinet lighting, illuminated glass-fronted display cabinets, open-display shelves, and a fitted plate rack. Beneath the worksurface, there is space for an under-counter fridge, washing machine, and space for an under-counter freezer and tumble dryer. The room has a kick space heater, a contemporary vertical central heating radiator, telephone point, and a deep under-stairs storage space with coat hanging space. From the kitchen, a panelled door opens to:





DINING ROOM With dual-aspect uPVC double-glazed windows, the side window having obscured glass, the front window enjoying views over the town towards the church and the Heights of Abraham. The room has light wood-effect laminate flooring and a central heating radiator with thermostatic valve. There is a satin-finished slate fireplace with a living-flame gas fire. A six-panel door opens back to the hallway. From the kitchen, a fifteen-pane glazed door leads to:

FAMILY ROOM / SNUG Having light wood-effect laminate flooring, central heating radiator with thermostatic valve, coving to the ceiling, and a pair of uPVC doors leading to:

CONSERVATORY Constructed in uPVC with floor-length double-glazed panels and a glazed roof, with a pair of patio doors opening onto a decked seating area to the rear of the property. The conservatory enjoys a southerly aspect and has ceramic tiles to the floor.

From the hallway, a broad staircase rises to:

FIRST FLOOR LANDING Having a loft-access hatch, and panelled doors opening to:

BEDROOM ONE A good-sized double room with dual-aspect double-glazed windows, the side window overlooking the gardens and Riber Castle, the front window with views over the town to High Tor, the Heights of Abraham, and Masson. The room has a central heating radiator with thermostatic valve.

BEDROOM TWO Having a pair of front-aspect windows with similar views to bedroom one. The room has a central heating radiator with thermostatic valve and a curtain-fronted cupboard with fitted shelving over the head of the stairs.

BEDROOM THREE With a side-aspect window overlooking the gardens and with views towards Riber. The room has a central heating radiator with thermostatic valve, and a display niche with fitted shelving.

FAMILY BATHROOM A fully-tiled room with ceramic tile floor, having a rear-aspect window with obscured glass. Suite with: panelled bath; pedestal wash hand basin; and close-coupled WC. There is a central heating radiator with thermostatic valve and downlight spotlights.

FAMILY SHOWER ROOM Again, a fully tiled room with ceramic tiled floor having a rear-aspect window with obscured glass. Suite with: tiled double-width shower cubicle with a Mira Jump electric shower; wall-hung wash hand basin; and close-coupled WC. There is a central heating radiator with thermostatic valve. A pair of doors open to an airing cupboard housing the Ideal gas-fired boiler, which provides hot water and central heating to the property

OUTSIDE To the front of the property, a forecourt enclosed by stone walls topped with iron railings gives access to the entrance door.



To the rear of the property, a driveway provides off-road parking and gives access to a garage. A gated pathway runs down the rear of the property to a good sized south-facing side garden with a raised decked seating area, taking advantage of the southerly aspect and the fine views. Beyond the decking is a block-paved area with a border stocked with ornamental shrubs, beyond which is a slate chipped border with a pear tree and an apple tree. To the bottom of the garden is a timber garden shed.

The property has outside lighting and an outside water supply.

GARAGE A detached brick-built garage with an up-and-over vehicular-access door and side-aspect windows.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

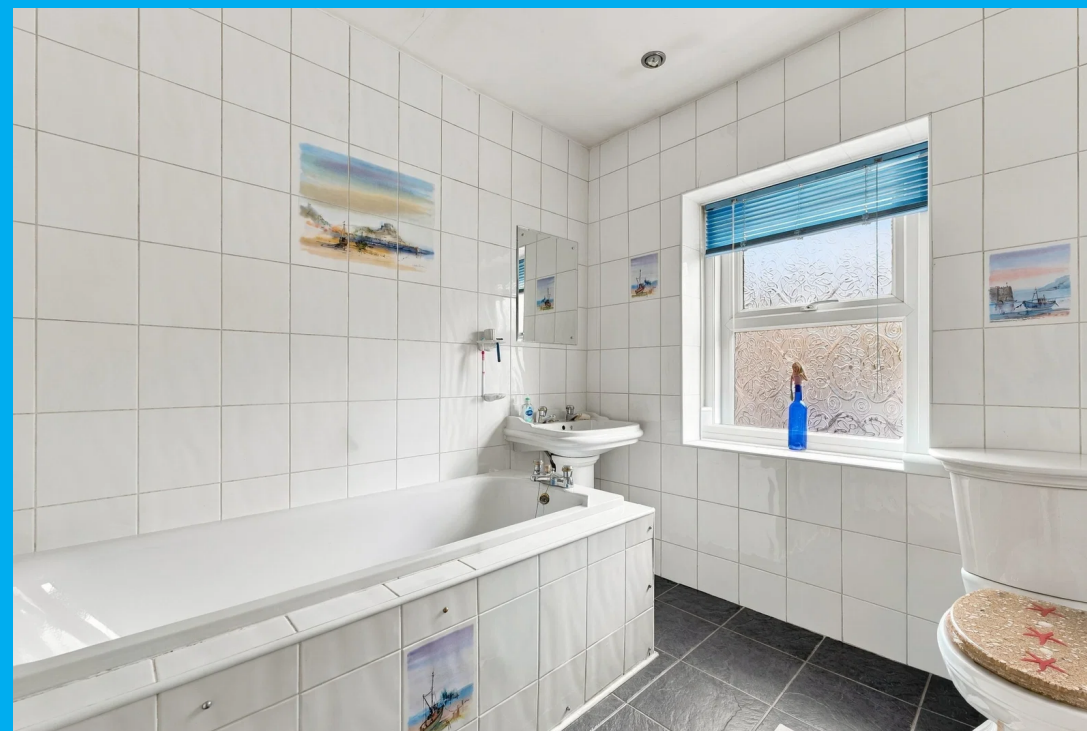
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

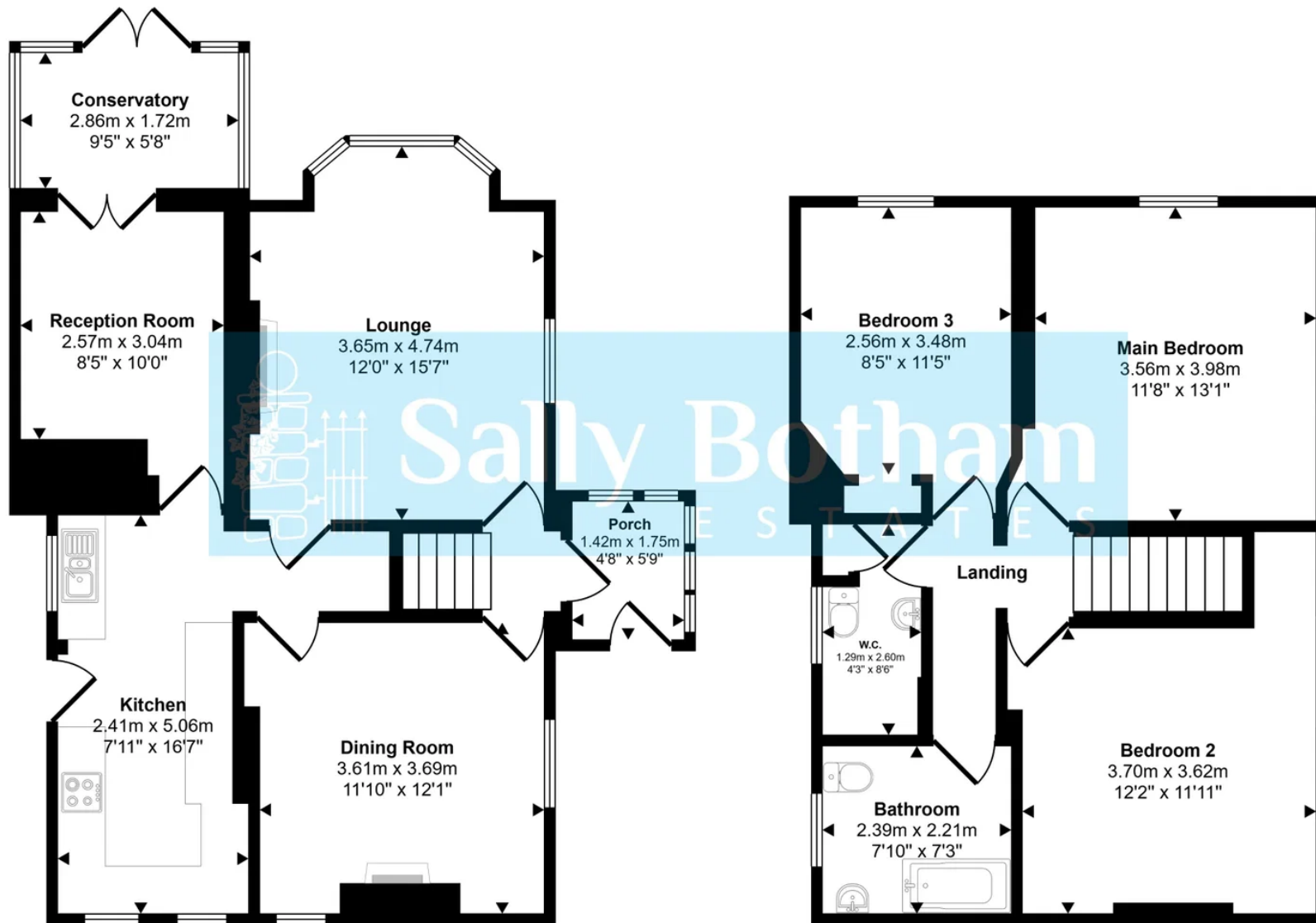
COUNCIL TAX BAND (Correct at time of publication) 'E'

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. Photographs and descriptions may have been enhanced by AI



Approx Gross Internal Area
125 sq m / 1347 sq ft



Ground Floor
Approx 68 sq m / 732 sq ft

First Floor
Approx 57 sq m / 616 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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