



Moor Croft, Matlock, DE4 5LL

5

4

2

EPC

C

Offers Over £563,000

PINEWOOD



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Offers Over £563,000

**5 bedrooms
4 bathrooms
2 receptions**

- SPACIOUS 5 BEDROOM FAMILY HOME
- FOUR MODERN BATHROOMS
- TWO RECEPTION ROOMS
- DETACHED PROPERTY

- LOCATED IN MOOR CROFT, MATLOCK, IN THE PEAK DISTRICT
- 1964 SQ FT OF VERSATILE LIVING SPACE

- AMPLE FAMILY ACCOMMODATION

- CLOSE TO LOCAL AMENITIES, WELL REGARDED SCHOOLS AND TOWN CENTRE

- EASY ACCESS TO TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED





Nestled in the charming area of MOOR CROFT, this impressive FIVE BED DETACHED HOUSE offers a perfect blend of space and comfort. Spanning an expansive 1,884 square feet, the property boasts TWO RECEPTION ROOMS, providing ample space for both relaxation and entertaining. With FIVE BEDROOMS, there is plenty of room for family and guests alike, ensuring everyone has their own private sanctuary.

The property features FOUR BATHROOMS, which is a significant advantage for larger households, allowing for convenience and privacy. The thoughtful layout of the home ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

One of the standout features of this property is the generous PARKING SPACE, accommodating up to EIGHT VEHICLES, which is a rare find in this area. This makes it ideal for families with multiple cars or for those who enjoy hosting gatherings.

Moor Croft is known for its picturesque surroundings and community spirit, making it a desirable location for families and professionals alike. This property not only offers a comfortable living space but also the opportunity to enjoy the beauty of Matlock and its amenities.

In summary, this DETACHED HOUSE in Moor Croft is a remarkable opportunity for those seeking a spacious and well-appointed family home. With its ample bedrooms, bathrooms, and parking, it is sure to meet the needs of modern living. Do not miss the chance to make this wonderful property your own.

Entrance Hall

The welcoming entrance hall features tiled flooring, two central heating radiators, and twin UPVC windows, with access to a contemporary WC complete with pedestal basin and chrome towel radiator.

Sitting Room

23'7" x 15'10" (7.19 x 4.85)

The generous lounge boasts fitted carpet, a charming feature fireplace, three UPVC windows for natural light, two radiators, and patio doors opening onto the rear garden.

Kitchen

9'7" x 12'2" (2.94 x 3.73)

The modern kitchen is finished with quartz worktops, stylish grey units with gold handles, a 5-ring gas hob, double oven, microwave, and space for an American fridge freezer. A swan-neck mixer tap sits over a quarter bowl and drainer, all complemented by a large UPVC window.

Utility

5'4" x 6'7" (1.64 x 2.02)

A separate utility room offers further worktop space, under-counter appliances, a sink and drainer, and external side access. The boiler is also housed here.

Dining Room

14'10" x 10'8" (4.53 x 3.26)

The dining room provides a great entertaining space with tiled flooring, a large bay window, and central heating radiator. Additional storage is available with two under-stairs cupboards.

Study

7'11" x 9'11" (2.43 x 3.04)

The study is ideal for home working, with fitted carpet, central heating radiator, and UPVC window.

Bathroom

12'4" x 5'9" (3.76 x 1.77)

Upstairs, the carpeted landing leads to five well-sized bedrooms and a stylish family bathroom with bath, shower, heated towel rail, and frosted UPVC window.

Bedroom 1

12'3" x 13'0" (3.75 x 3.97)

Bedroom 1 features fitted carpet, garden views, built-in wardrobe, and a sleek en-suite with large corner shower, vanity unit, and heated towel rail.

Bedroom 2

12'4" x 12'4" (3.77 x 3.78)

Bedroom 2 also offers an en-suite with shower, pedestal basin, towel rail, and built-in wardrobe.

Bedroom 3

10'11" x 13'4" (3.35 x 4.07)

Bedroom 3 includes fitted carpets, central heating, UPVC windows, and built-in wardrobes.

Bedroom 4

12'0" x 8'4" (3.66 x 2.56)

Bedroom 4 includes fitted carpets, central heating, UPVC windows, and built-in wardrobes as well.

Bedroom 5

7'9" x 10'2" (2.38 x 3.12)

Bedroom 5 provides flexibility as a nursery, guest room, or second study. Including a uPVC window, and a central heating radiator.

Exterior

To the rear, the private garden offers a blend of lawn and patio, with hedge boundaries, side gate access, and rear access to the garage with a hard wired Hik Vision CCTV security system. There's also space for a hot tub and garden shed.

General Information

EPC Rating of: C
Council Tax Band: G
Tenure: Freehold
Total Floor Area 1964.00 sq ft / 182.4 sq m
Gas Central Heating

Reservation Agreement May Be Available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc. The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

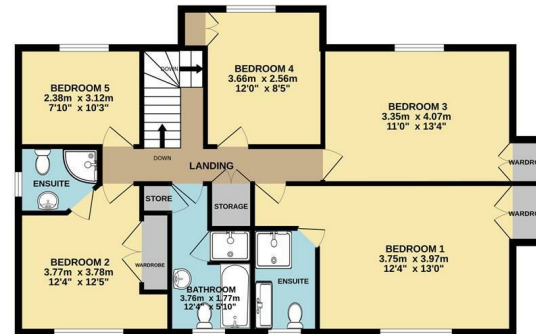
Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

GROUND FLOOR
91.7 sq.m. (987 sq.ft.) approx.



1ST FLOOR
90.7 sq.m. (977 sq.ft.) approx.



TOTAL FLOOR AREA: 182.4 sq.m. (1964 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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