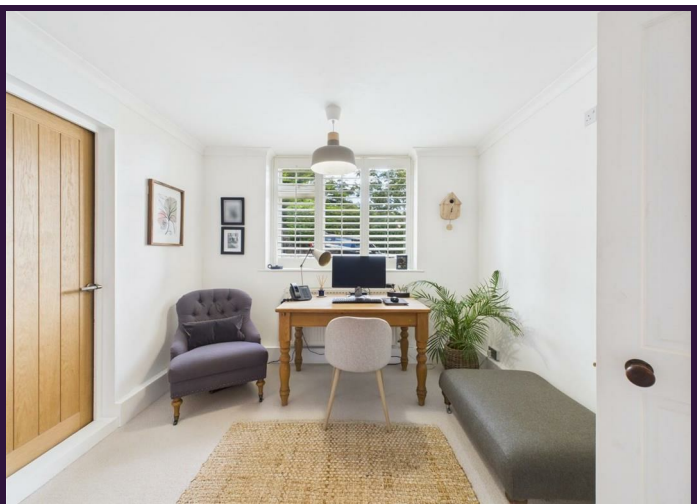




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106 Cavendish Road, Matlock DE4 3HE
Offers Around £375,000

Located at the end of a private driveway and presented to an extremely high standard throughout, this stone-built, three bedroom detached home is now being offered for sale. The property benefits from gas central heating and uPVC double glazing and the accommodation comprises; entrance hallway, sitting room, lounge/study, dining room, kitchen and ground floor bathroom. On the first floor there are two double bedrooms and on the second floor there is a loft room/bedroom three which enjoys far-reaching views over towards Riber Castle. Outside, there is a driveway providing of street parking for at least three vehicles. To the rear of the property there is a stone built outbuilding, a sunny patio area and then steps that lead up to an extensive, west-facing lawned garden with summerhouse enjoying a good level of privacy. Planning Permission was granted in September 2019 to extend this property to a five bedroom home. Viewing Highly Recommended. Virtual Tour Available.



Ground Floor

The property is accessed via the driveway where a part glazed composite door opens into the

Entrance Hallway 20'9" x 3'5" (6.35 x 1.05)

A light and airy reception hallway with quality wood laminate flooring, Victorian-style wood panelled walls and radiator with elegant coving to the ceiling. The first door on the left leads into the

Sitting Room 15'6" x 12'4" (4.74 x 3.76)

Bathed in natural light from the deep bay uPVC double glazed window to the front aspect and side aspect window. There is a handsome fire surround with wood-burning, cast iron stove inset on a Hoptonwood stone hearth. TV point. A fully glazed door gives access to the stairs and then the dining room. Across the hallway, a door leads through to the

Lounge/Study 11'10" x 11'9" (3.62 x 3.6)

Currently used as a home office but could easily be a ground floor bedroom or additional reception room. There is a front aspect uPVC double glazed window with bespoke-fitted plantation-style shutters. A connecting door leads through to the garage.

Ground Floor Bathroom 9'11" x 5'4" & 8'9" x 2'11" (3.03 x 1.65 & 2.69 x 0.91)

Again, decorated in neutral tones, here we have Victorian-style, wood-panelled walls and radiators and a traditional suite comprising of a cast iron bath with telephone-style shower attachments over and a pedestal sink. An opening leads through to the WC and recessed shower cubicle with electric shower over. Obscure glass windows to the side aspect.

Dining Room 12'5" x 12'2" (3.8 x 3.73)

On entering the dining room we pass a most useful walk-in cupboard which has been shelved for storage and has the original stone thravls. The dining room has a rear aspect uPVC double glazed window and has a built-in, low level cupboard with shelving to the chimney breast recess. A door opening leads through to the stairwell. The fully glazed door leads back into the sitting room.

Kitchen 13'10" x 7'3" (4.22 x 2.21)

With a range of matching white wall, base and soft-closing drawer units with wood block worktop over and

inset ceramic sink with mixer tap. The rear aspect uPVC window overlooks the rear garden. The current vendors have installed a roof lantern here which floods this room with natural light. Integrated appliances include a double oven and grill with microwave over and a fridge/freezer. There is a four ring gas hob with integral extractor and space and plumbing for a dishwasher. A fully glazed uPVC door leads through to the

Porch 6'0" x 4'9" (1.84 x 1.46)

Stone built with uPVC glazed panels and an ornate ceramic tiled floor, this is a most useful room, particularly ideal for persons with dogs as it leads out to the rear garden.

First Floor

On arrival at the first floor landing we find Victorian-style wood panelled walls and the first door on the right leads into

Bedroom One 12'4" x 11'7" (3.78 x 3.55)

The principal bedroom with two front aspect uPVC double glazed windows with bespoke-fitted plantation-style blinds. There are superb views of the surrounding hills and countryside to be enjoyed from this room. Back on the landing, the next door leads into

Bedroom Two 12'4" x 9'2" (3.77 x 2.8)

Another double bedroom with rear aspect uPVC double glazed window with bespoke fitted blinds. There is a built-in wardrobe and storage cupboard.

Second Floor

Accessed from the first floor landing, stairs lead up to the

Loft Room/Bedroom Three 12'5" x 11'3" max (3.8 x 3.44 max)

With a side aspect uPVC double glazed window providing superb views over towards Riber Castle and Alport Heights.

Outside

To the front of the property there is an imprinted concrete driveway which provides parking for at least three cars. The driveway is flanked by attractive rockery and a range of mature plants. A pathway to the side leads around to the rear garden where we find a

paved patio, ideal for warm weather dining and enjoying a high level of privacy. There is a useful stone built store, ideal for the storage of wood and garden equipment etc. Steps lead up to the main garden passing a superb ornamental garden and rockery having a variety of colourful plants. Here we find a good sized garden laid mainly to lawn and enclosed by dry stone wall and mature hedgerow. Further down the garden there is a wooden summerhouse and another seating area, ideal for enjoying the late afternoon sun. To the front of the property and also accessed via the study, we have a

Garage 15'6" x 7'6" (4.74 x 2.3)

With wall mounted shelving offering good household storage and having space and plumbing for a washing machine and tumble drier. The Baxi gas combination boiler is located here and this provides the hot water and gas central heating for the home. uPVC doors open out to the front driveway.

Directional Notes

From the centre of Matlock, at the roundabout with Costa Coffee on one corner and the Nationwide Building Society opposite, proceed to climb Bank Road which eventually bears to the right, becoming Wellington Street, thereafter turn left into Cavendish Road. Proceed along Cavendish Road and having past Bidston Close, access for number 106 can be found at the second driveway thereafter on the right hand side. The property will be found at the end of this private driveway, on the left hand side. In the first instance, we would recommend that viewers park on Cavendish Rd and proceed up the private driveway on foot.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

Planning Permission

In September 2019 Planning Permission was approved for a two storey side extension which would increase the footprint of this home to create a five bedroom detached. Further details can be found on the Derbyshire Dales Planning Portal under reference 19/00906/FUL







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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.

