



## 4 Bed House - Detached

66 Church Street, Holloway, Matlock DE4 5AY

Price £360,000 Freehold



4



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Individual Detached Home in Popular Village Setting
- Lounge & Study/Games Room
- Living Kitchen/Dining Room
- Cloakroom/Utility
- Four Bedrooms & Two Bathrooms
- Low Maintenance Garden
- Driveway & Double Garage
- Matlock (5 miles), Alfreton (5 miles), Belper (5 miles), Chesterfield (12 miles), Derby (14 miles)
- No Chain Involved
- Holloway is Best Known as the Former Home of Florence Nightingale

Nestled in the charming village of Holloway, Matlock, this four bedroom detached house with double garage offers a perfect blend of comfort and character.

The property is set within a popular village setting, known for its rich history as the former home of the renowned Florence Nightingale, adding a unique charm to the area.

The absence of a chain means that this home is ready for you to move in without delay, making it an excellent opportunity for both buyers and renters alike.

#### The Location

Holloway is best known as the former home of Florence Nightingale. The village enjoys a peaceful countryside setting with strong community spirit and interesting heritage. The village itself offers a range of local amenities including a shop, post office, primary school & easy access to scenic walks throughout the Derbyshire countryside. Good road links lead to the nearby centres of employment to including Matlock (5 miles), Alfreton (5 miles), Belper (5 miles), Chesterfield (12 miles), Derby (14 miles).

#### Accommodation

##### Ground Floor

##### Porch

5'2" x 4'8" (1.58 x 1.43)

With double glazed entrance door and internal door giving access to hallway.

##### Hallway

13'3" x 9'3" (4.06 x 2.84)

With radiator and staircase leading to first floor.

## Lounge

14'1" x 12'7" (4.31 x 3.86)

With coving to ceiling with centre rose, radiator, double glazed picture window with side matching double glazed windows and internal door with chrome fittings.



## Study/Games Room

12'1" x 9'7" (3.69 x 2.94)

With radiator and internal door with chrome fittings.

## Living Kitchen/Dining Room

20'8" x 12'1" (6.32 x 3.70)



## Dining Area

With radiator, coving to ceiling, open space leading to kitchen area and double glazed sliding patio door.



### Kitchen Area

With Belfast style sink with mixer tap, wall and base units with solid wood worktops, built-in five ring gas hob with extractor hood over, built-in electric fan assisted oven, integrated dishwasher, integrated large fridge, open space leading to dining area and double glazed window.



### Cloakroom/Utility

5'10" x 5'8" (1.80 x 1.75)

With plumbing for automatic washing machine, radiator, pedestal wash handbasin, low level WC, extractor fan and internal door with chrome fittings.

### First Floor Landing

17'1" x 6'8" (5.22 x 2.05)

With radiator, double glazed window to rear and double glazed door giving access to garden.

### Bedroom One

11'11" x 11'6" (3.65 x 3.53)

With radiator, double glazed French doors with Juliet style balcony to front with two side matching double glazed windows and internal panelled door with chrome fittings.



### En-Suite Bathroom

6'9" x 6'7" (2.07 x 2.02)

With bath with shower over with shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, heated chrome towel rail/radiator, double glazed window to side and internal panelled door with chrome fittings.



### Bedroom Two

12'7" x 12'0" (3.84 x 3.67)

With radiator, double glazed French doors with Juliet style balcony to front side with side matching double glazed windows and internal door with chrome fittings.



### Bedroom Three

12'1" x 9'7" (3.70 x 2.94)

With radiator, double glazed window to rear and internal panelled door with chrome fittings.

### Bedroom Four

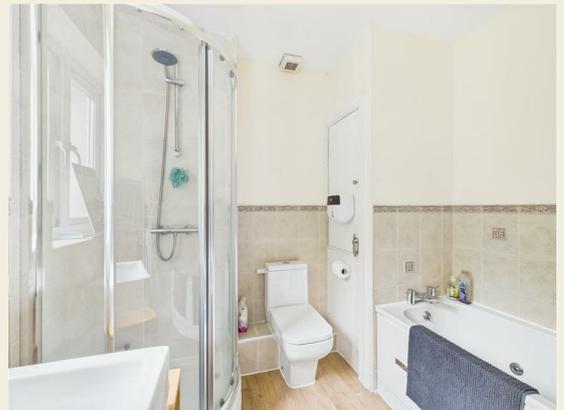
11'7" x 7'4" (3.54 x 2.26)

With radiator, double glazed window to front and internal panelled door with chrome fittings.

### Family Bathroom

7'8" x 7'6" (2.36 x 2.30)

With bath, wash basin, low level WC, corner shower cubicle with shower, tile splashbacks, heated chrome towel rail/radiator, double glazed window to rear and internal panelled door with chrome fittings.



## Garden

To the rear of the property is a low maintenance, enclosed rear garden.



## Driveway

A driveway with concrete imprinted paved driveway provides car standing spaces for three vehicles.

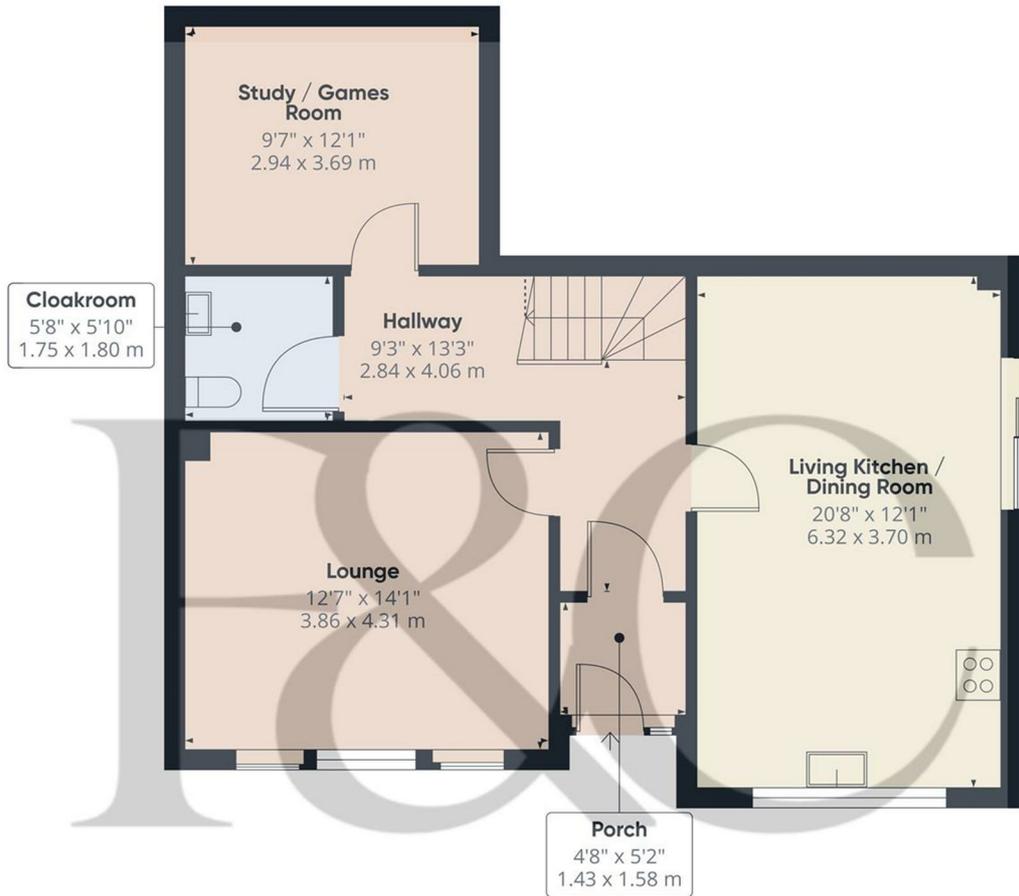
## Double Detached Garage

17'7" x 17'6" (5.38 x 5.34)

With power, lighting, side personnel door and two up and over front doors.

## Council Tax Band - E

Amber Valley



Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**

721 ft<sup>2</sup>  
67 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

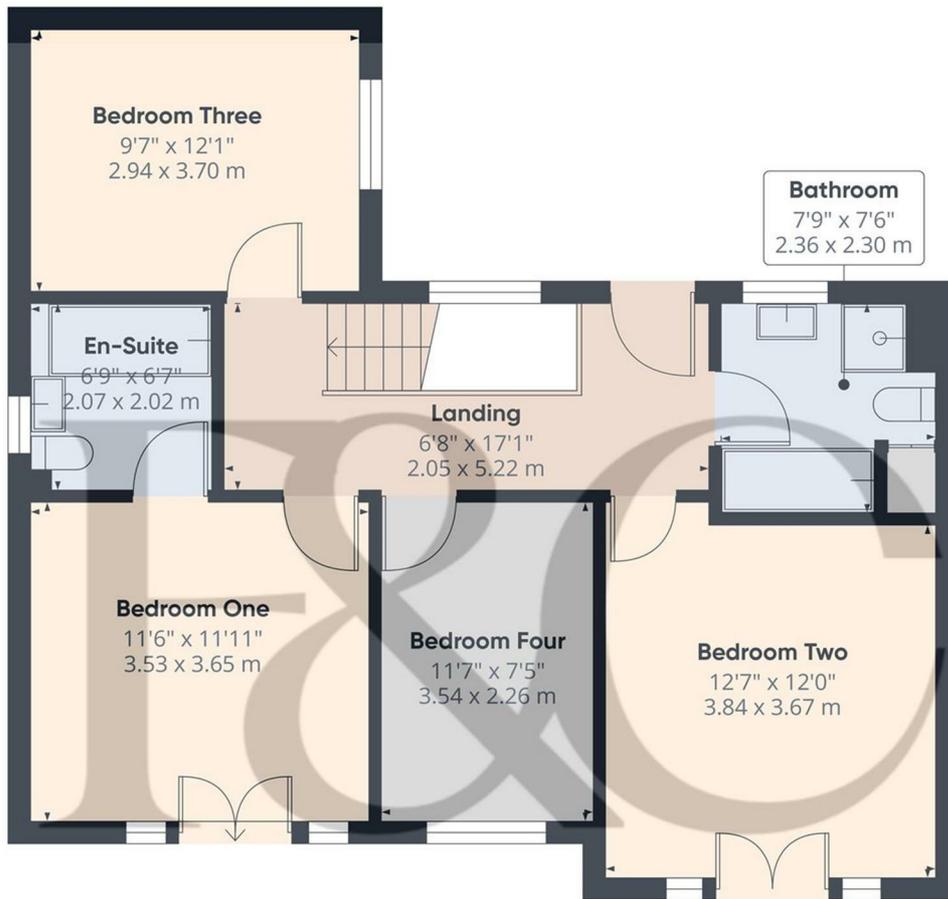
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

**Approximate total area<sup>m</sup>**

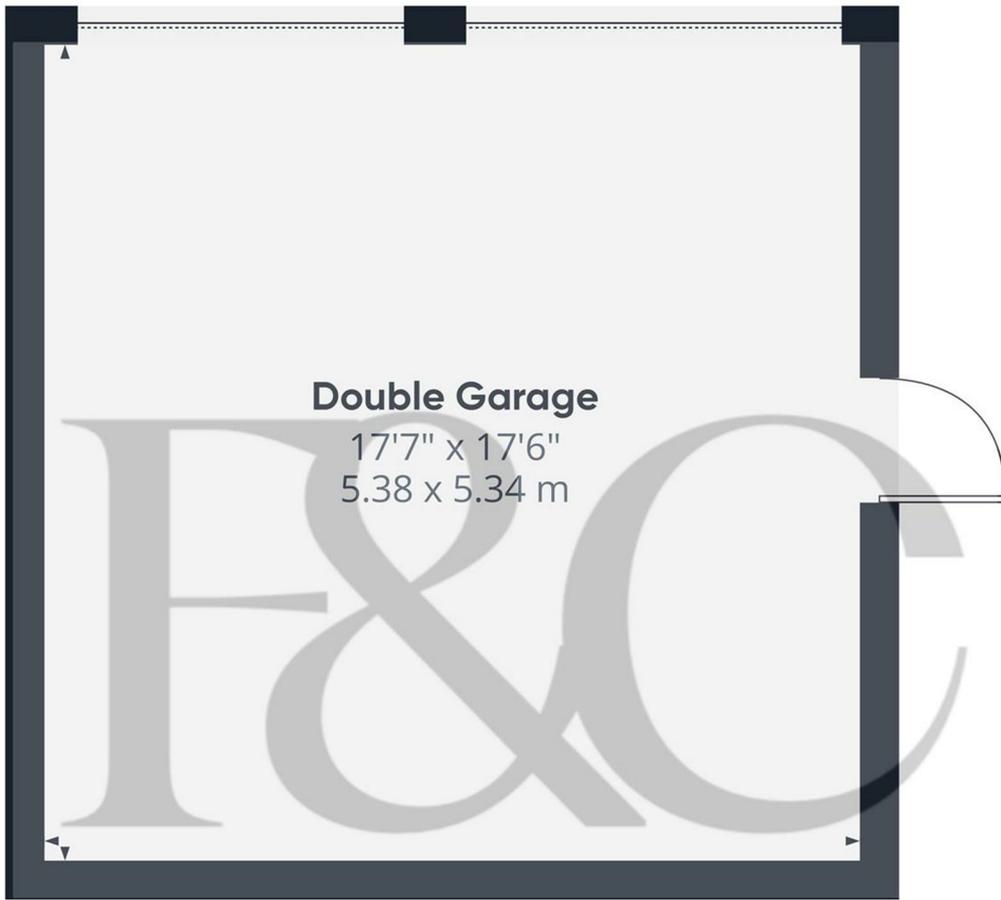
690 ft<sup>2</sup>  
64.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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**Double Garage**

17'7" x 17'6"  
5.38 x 5.34 m

Approximate total area<sup>(1)</sup>  
318 ft<sup>2</sup>  
29.5 m<sup>2</sup>

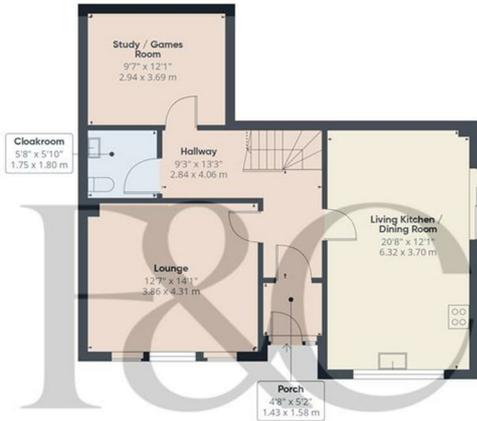
(1) Excluding balconies and terraces

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Floor 0 Building 2

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1729 ft<sup>2</sup>  
160.7 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>79</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

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