



## 3 Bed House - Semi-Detached

98 Jackson Road, Matlock DE4 3JQ  
Offers Around £295,000 Freehold



Fletcher  
& Company

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- Highly Appealing Semi-Detached Home
- Superb Views
- Close to Excellent Amenities in Matlock & Schools
- Lounge Area, Dining Area, Fitted Kitchen
- Three Generous Bedrooms & Family Bathroom
- Very Pleasant Gardens - Far-Reaching Views
- Car Parking
- Prime Position on Jackson Road
- Character Features - No Chain Involved
- Potential for Loft Conversion & Rear Extension (Subject to Planning Permission)

Located in a prime position on the charming Jackson Road in Matlock, this highly appealing semi-detached home offers a delightful blend of comfort and convenience.

One of the standout features of this home is its superb views, allowing you to enjoy the picturesque surroundings that Matlock has to offer. The property is situated in a great position, ensuring easy access to a variety of excellent amenities, including shops, schools, and recreational facilities, all within a short distance.

The garden is another highlight, providing a wonderful outdoor space for gardening enthusiasts or simply enjoying the fresh air. Whether you are hosting summer barbecues or enjoying quiet evenings under the stars, this garden is sure to enhance your living experience.

Also, the property offers potential for loft conversion and rear extension ( Subject to Planning Permission )

No Chain Involved.

### The Location

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 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 property is close to Matlock's town centre, the respected All Saints Primary school is also close at hand. Good road communications lead to the neighbouring centres of employment to include Bakewell (8 miles), Chesterfield (10 miles) and Alfreton (9 miles), with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

### Accommodation

#### Ground Floor

## Entrance Hall

11'4" x 2'11" (3.46 x 0.89)

With double glazed entrance door, deep skirting boards and architraves, high ceiling, radiator, staircase leading to first floor with stripped balustrade, far reaching views to front and double glazed window.

## Lounge/Dining/Kitchen

23'3" x 10'5" (7.11 x 3.19)

### Lounge Area

With chimney breast with fireplace alcove with stone lintel and hearth, deep skirting boards and architraves, high ceiling, radiator, double glazed window to front, far reaching views and open space leading to dining area.



## Dining Area

With chimney breast with fireplace alcove with stone lintel and hearth, deep skirting boards and architraves and high ceiling, radiator, double glazed French doors opening onto rear garden and open space leading to kitchen.



## Kitchen Area

With one and a half sink unit with chrome mixer tap, wall and base fitted units with solid wood worktops, range cooker with extractor hood, integrated fridge and dishwasher, tile flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, two double glazed windows and continuation of the woodwork tops forming a useful breakfast bar area.



## Utility

5'9" x 4'4" (1.76 x 1.33)

With plumbing for automatic washing machine, tile flooring, further storage area, wall mounted central heating boiler, double glazed obscure window, space for fridge/freezer and also offers potential for a downstairs WC.

### First Floor Landing

14'7" x 2'11" (4.47 x 0.91)

With deep skirting boards and architraves, high ceiling, double glazed window to front, pleasant far reaching views and access to attic room.

### Bedroom One

11'6" x 8'4" (3.51 x 2.55)

With built-in wardrobes with sliding doors, deep skirting boards and architraves, high ceiling, radiator, double glazed window to front, far reaching views and internal pine panelled door.



### Bedroom Two

11'5" x 10'6" (3.50 x 3.22)

With chimney breast, deep skirting boards and architraves, high ceiling, radiator, double glazed window overlooking rear garden and internal pine door.



### Bedroom Three

9'2" x 8'3" (2.80 x 2.53)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window overlooking rear garden and internal pine door.



## Family Bathroom

8'5" x 5'8" (2.57 x 1.75)

With bath with shower over with shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, deep skirting boards and architraves, high ceiling, heated chrome towel/rail radiator, two double glazed obscure windows, wall mounted mirror bathroom cabinet and internal pine door.



## Attic Room One

10'9" x 9'8" (3.30 x 2.96)

Accessed via an aluminium loft ladder (potential for loft conversion subject planning permission).



## Attic Room Two

9'2" x 7'6" (2.80 x 2.30)

Accessed via an aluminium loft ladder, Velux style window and offers potential for a loft conversion (subject to planning permission).

## Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with natural stone walling.

## Rear Garden

To the rear of the property is a very pleasant garden enjoying shaped lawns, a varied selection of shrubs, plants, rockery, plum slate chippings, tree, timber shed with power and very pleasant decked seating area with railings and storage underneath. The rear garden benefits from very pleasant far-reaching views with a warm south to west aspect.

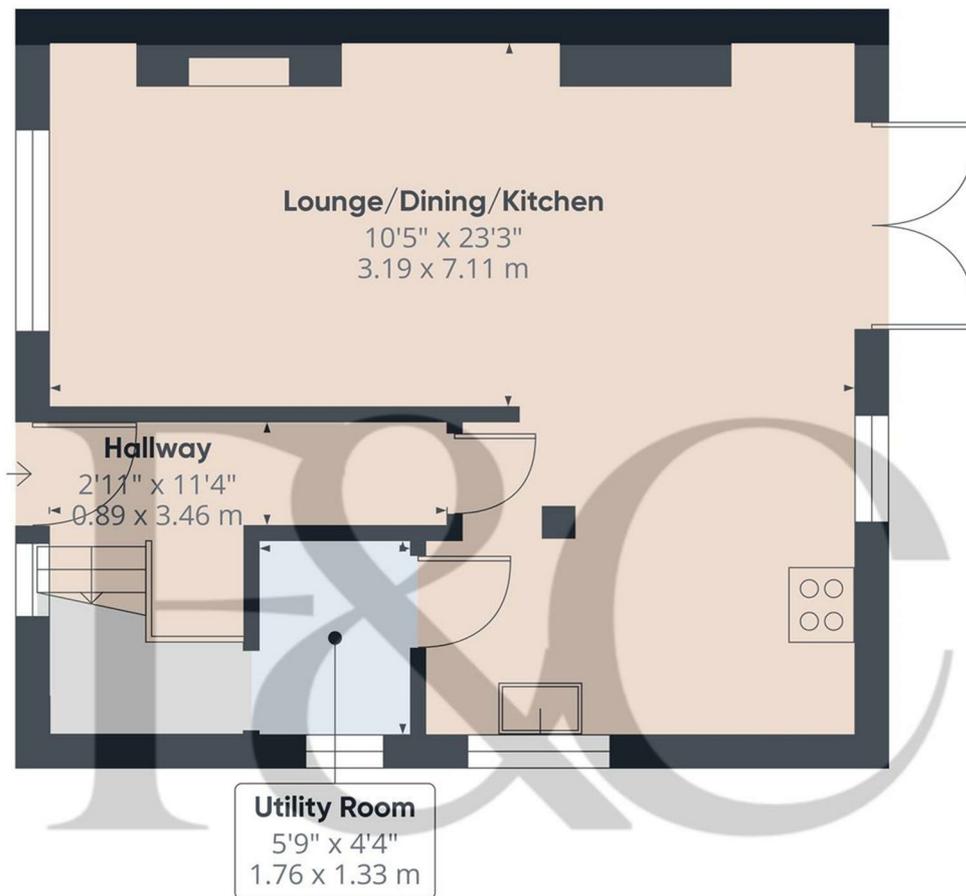


## Car Parking

There is car parking for a small car.

## Council Tax Band - C

Derbyshire Dales



Floor 0

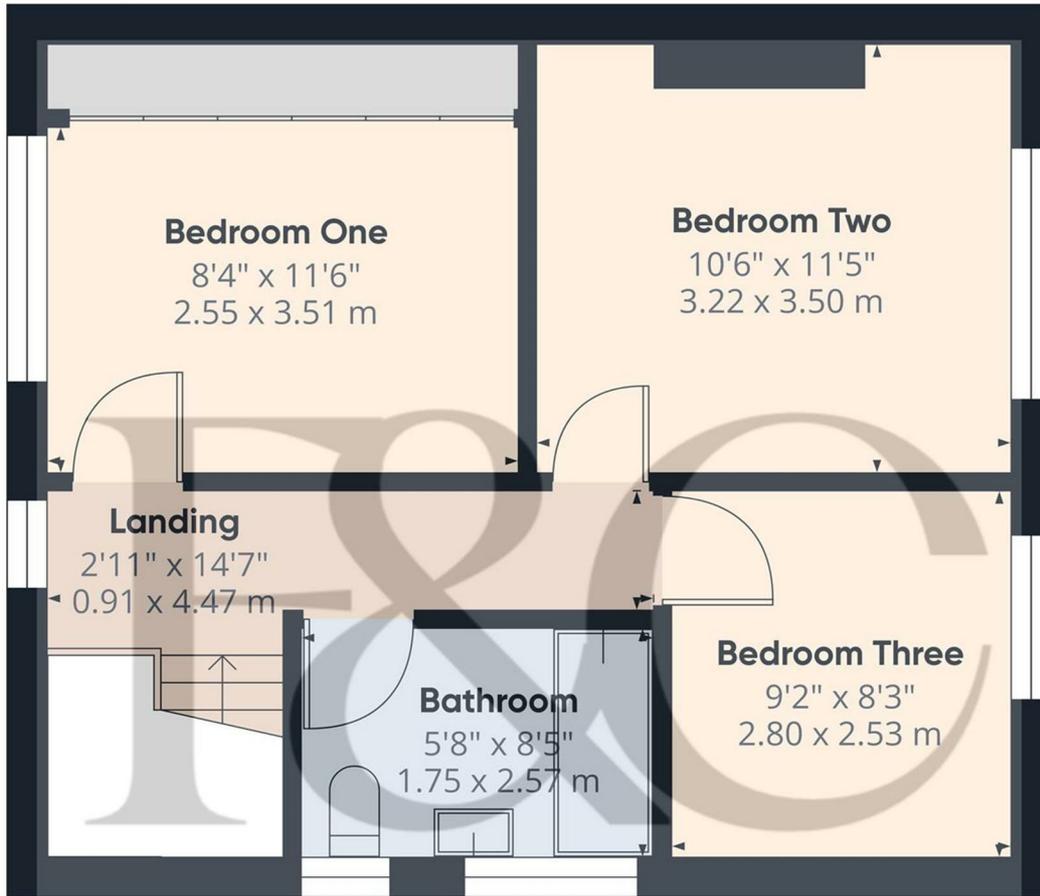
**Approximate total area<sup>(1)</sup>**  
450.36 ft<sup>2</sup>  
41.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area<sup>(1)</sup>  
 411.4 ft<sup>2</sup>  
 38.22 m<sup>2</sup>

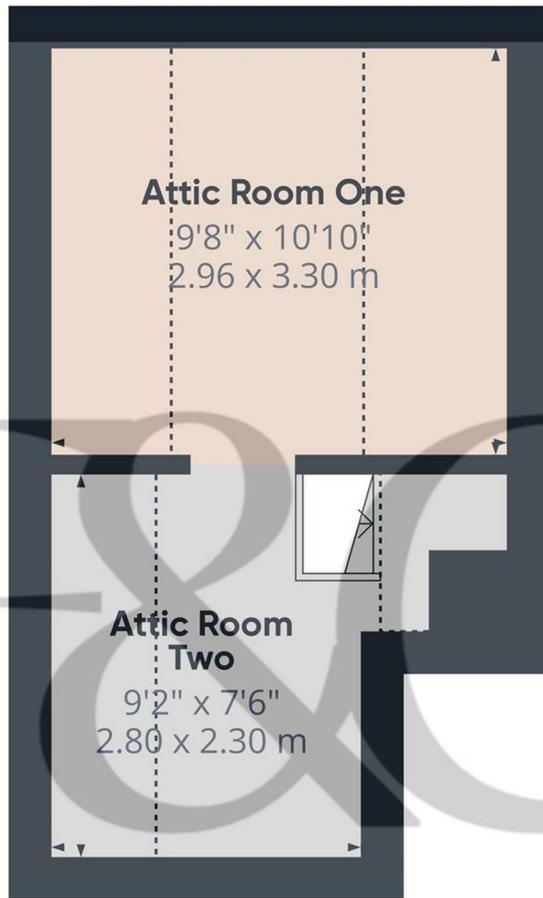
(1) Excluding balconies and terraces

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Floor 2

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

179.33 ft<sup>2</sup>  
16.66 m<sup>2</sup>

**Reduced headroom**

88.6 ft<sup>2</sup>  
8.23 m<sup>2</sup>

(1) Excluding balconies and terraces

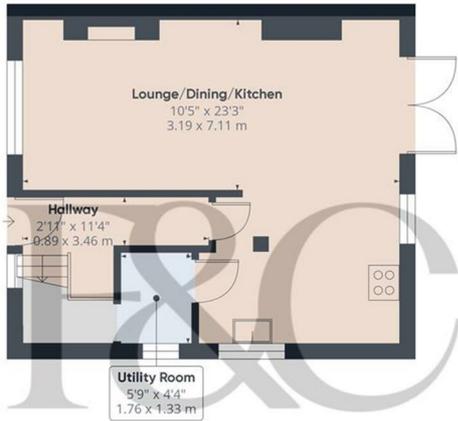
**Reduced headroom**

----- Below 5 ft/1.5 m

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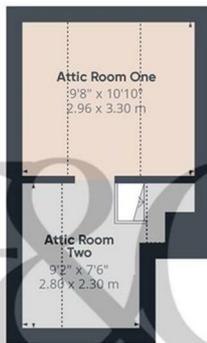
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Floor 0



Floor 1



Floor 2

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

1041.09 ft<sup>2</sup>  
96.72 m<sup>2</sup>

Reduced headroom

88.6 ft<sup>2</sup>  
8.23 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em; color: green;">86</span> </div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<span style="font-size: 2em; color: yellow;">63</span>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em; color: blue;">86</span> </div>
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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