



**Westbourne House Warren Carr**  
*, Matlock, DE4 2LN*  
Offers In The Region Of £625,000

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## Westbourne House Warren

, Matlock, DE4 2LN

Sitting on approximately 1 acre of land and benefitting from a graceful Horseshoe driveway, Westbourne House offers extensive family living space in a tucked away and private location. Featuring a substantial 4348 sqft of accommodation over three storeys, this detached 5 bedroom property benefits from four reception rooms, generous gardens to the front and rear, ample off street parking and double garage.

The ground floor comprises; Spacious entrance porch and hallway with herringbone wood floors, dual aspect living room with log burning stove and patio doors onto the rear garden, dining kitchen with multi fuel stove, garden room/dining room with multi fuel stove, studio/utility room offering work from home opportunity and a downstairs WC.

The first floor comprises; Two double bedrooms with ensuite shower rooms, a modern main family bathroom and three further double bedrooms, two of which including fitted wardrobes and vanity units.

The second floor comprises; Two attic rooms.

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- Please read**

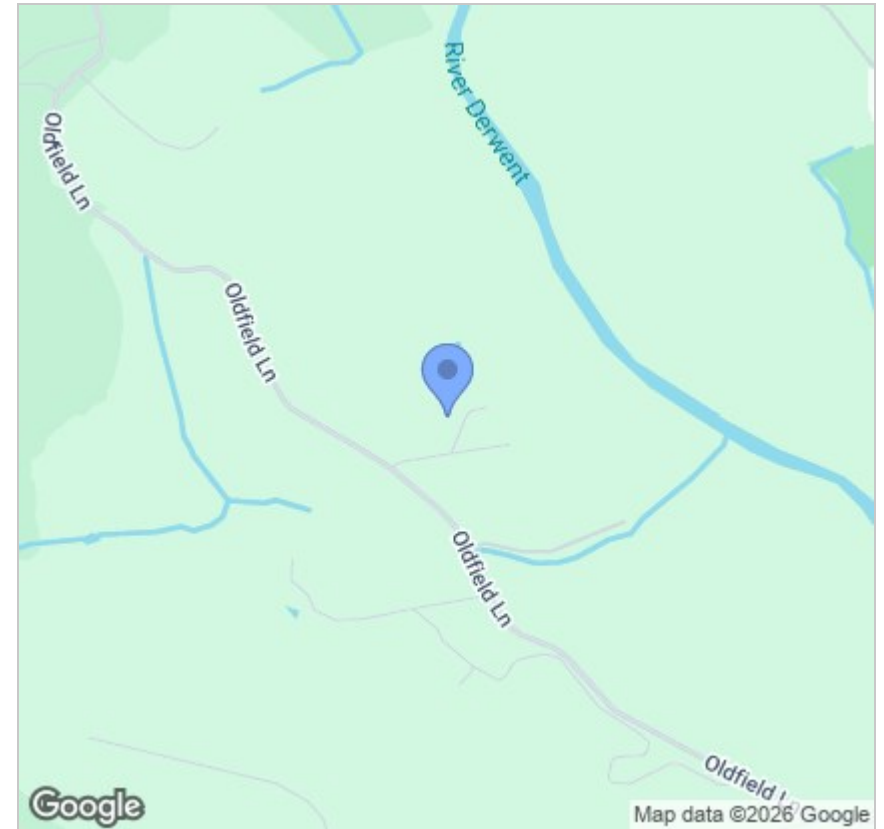




## Floor Plan



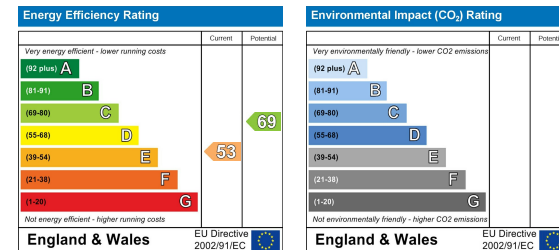
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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