

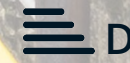


**1 Orchard Road**

Matlock Bath, Matlock, DE4 3PF

£375,000

ORCHARD ROAD



# 1 Orchard Road

Matlock Bath, Matlock, DE4 3PF

£375,000 - £385,000 (Guide price)

A charming semi-detached house nestled on Orchard Road in the picturesque town of Matlock Bath. This delightful property boasts views of the surrounding countryside and offers a perfect blend of comfort and character across 1356 sqft of living accommodation. Lavender Cottage features two inviting reception rooms, providing ample space for relaxation and entertaining, designed to cater to both family life and social gatherings.

The ground floor comprises; Entrance hallway with parquet flooring refurbished from an old Church, front aspect living room with bay window, feature copper plated radiator and feature fireplace. Open plan dining kitchen with compressed crushed stone worktops, breakfast bar and integrated appliances.

The first floor comprises; Spacious Master bedroom with panelled walls, sash windows and window seat, a second front aspect double bedroom and third double bedroom, currently being used as a walk in dressing room.

The exterior; Low maintenance gardens to the front and rear, offering two seating areas and a stone outbuilding.

Situated in the heart of Matlock Bath, Lavender Cottage is surrounded by stunning countryside and offers easy access to local amenities, including shops, cafes, and recreational activities.

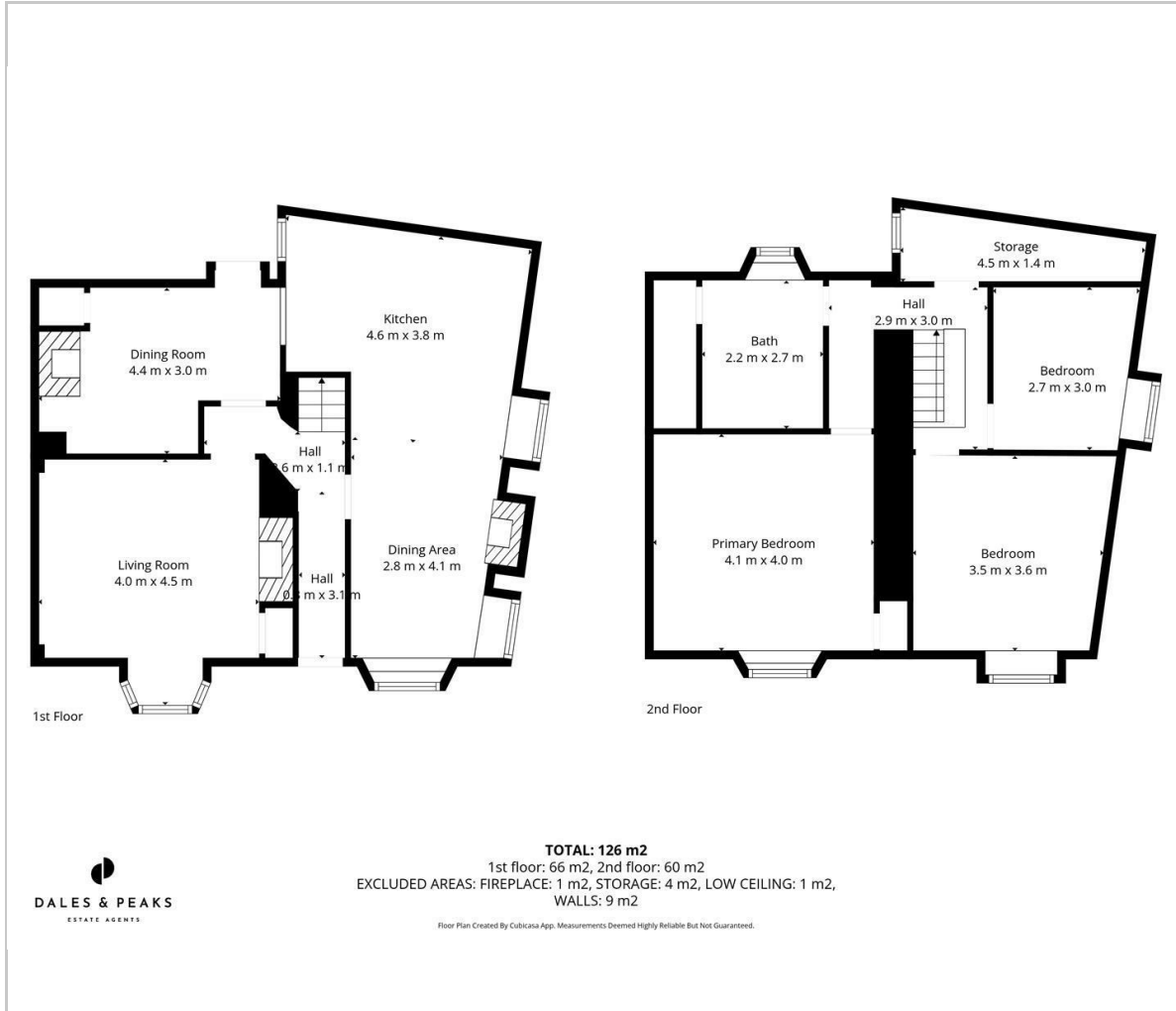




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## Floor Plan

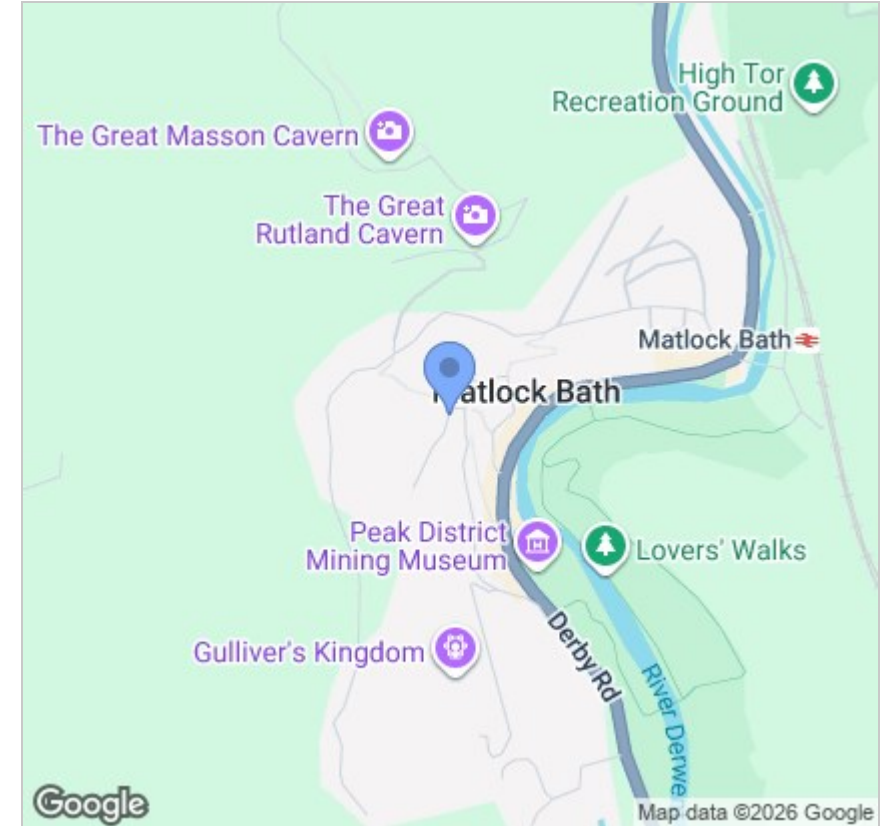


## Viewing

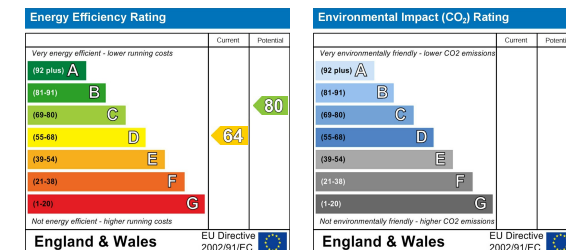
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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