



2, Brassington Matlock **Offers in the region of £455,000**

TPS Estates are delighted to offer for sale this unique five bedroomed semi detached property with accommodation arranged over two floors having a delightful garden and views to the rear and parking. This competitively priced property has a wealth of charm and character and spacious accommodation throughout.

NO UPWARD CHAIN

VIEWING HIGHLY RECOMMENDED



2, Brassington Matlock

Accommodation

The accommodation comprises of Sitting Room with log burner, Farmhouse style Kitchen, Dining Room, Utility Room and Downstairs W.C. To the first floor there are three double bedrooms and a family bathroom and a separate shower room. On the second floor there are two further bedrooms and a study landing. Outside with gardens and seating areas to the rear with breath taking views of the surrounding countryside, sheds and a useful wooden undercroft providing useful outside storage including an area for logs. Parking to the front of the property for one vehicle. We would recommend an early inspection of this home to appreciate the accommodation on offer. Please note, carpets curtains and light fittings are included

General Area

Brassington is 1.5 Miles North of Carsington Water and close to the market towns of Wirksworth and Ashbourne, on the edge of the southern beautiful Peak District. The village has an excellent primary school, two historic public houses and is surrounded by stunning countryside.

Ground Floor

The property is accessed via the wrought iron gate which leads into the enclosed easy to maintain fore garden with coal bunker. The part glazed wooden entrance door opens into the

Inner lobby

With stairs rising to the first floor, tiled flooring, central heating radiator, ceiling light and a panelled original door opening to the

Sitting Room 4.78m x 3.46m (15'8" x 11'4")

With a front aspect sash window with window seat, This spacious room has polished oak floorboards and a log burner set within a stone fireplace with quarry tiled hearth and original picture railing running around the room. There is a central heating radiator, TV point with satellite facility, electrical sockets, two wall lights and ceiling light also an original built in cupboard providing useful storage and a further under stairs cupboard with ample shelving. A glazed door with a step up leading through to the kitchen

Farmhouse Kitchen 3.90m x 4.82m (at the widest point) (12'10" x 15'10" (at the widest point))

With a side aspect window and a rear aspect french doors leading to the garden. Having quarry tiled flooring, this well appointed kitchen is partially tiled with hand painted Marlborough tiles and has an integrated dish washer, inset ceramic sink and drainer with mixer tap set within the wood work surface. A Range style cooker with electric hob and double oven with extractor canopy is set into a partially tiled alcove with wood mantel over. Inset ceiling lights, wall mounted plate rack and shelving with under lighting, an array of base units and drawers beneath the work surface with further built in wall mounted shelving. There are electrical sockets, a central heating radiator, two further wall mounted cupboards and a built in wine rack, a pair of glazed doors open into the Dining Room, an opening leads through to the

Utility 3.53m x 1.90m (11'7" x 6'3")

A most useful addition to this home providing storage for hats, coats and shoes and a washing machine, tumble drier and a larder style fridge freezer. A continuation of the kitchen units with a larder style cupboard and unit housing for the microwave, electrical sockets, inset ceiling lights, quarry tiled flooring and ceiling light. A Belfast sink set on brick pillars with vintage brass taps and a floor mounted oil fired boiler providing domestic heating to the property. There is a rear aspect window and a door which opens to reveal the downstairs W.C.

Downstairs W.C 1.54m x 0.87m (5'1" x 2'10")

With low flush WC and a pedestal wash hand basin with taps, ceiling light and ceramic tiled flooring.

Dining Room 4.01m x 3.40m (13'2" x 11'2")

With polished wooden floorboards and a front aspect window with deep window seat, this good sized room has a side aspect window with deep sill, inset ceiling lights and electrical sockets and a wall mounted contemporary central heating radiator. From the inner lobby the carpeted stairs rise to the first floor landing

First floor

This L Shaped landing has five doors respectively leading to three bedrooms, shower room and family bathroom, with carpeted flooring, ceiling light and central heating radiator. There is an opening leading to the second floor staircase.

Family bathroom 3.36m x 2.04m (at the widest point) (11'0" x 6'8" (at the widest point))

Accessed via a wooden door with decorative glazed inserts, this partially tiled bathroom has two rear aspect windows, a low flush WC, a wall mounted chrome ladder style radiator, ceramic tiled flooring, panelled bath with shower over, inset ceiling lights, pedestal wash hand basin, built in cupboards with shelving providing useful storage.

Shower Room 2.01m x 1.99m (6'7" x 6'6")

With a rear aspect window, a separate corner glazed shower cubicle with shower over, wash hand basin inset within a vanity unit with drawers, wall mounted ladder style radiator, wall mounted mirror and low level W.C, and inset ceiling lights.

Bedroom Three 4.67m x 3.71m (at the widest point) (15'4" x 12'2" (at the widest point))

With a front aspect window with exposed stone mullion, this double bedroom has a side aspect window, a central heating radiator, built in corner shelving, carpeted flooring and electrical sockets.

Bedroom Four 3.67m x 2.73m (12'0" x 8'11")

With a side aspect window with views into the village, this double bedroom has inset ceiling lights, electrical sockets, central heating radiator, built in wardrobe and carpeted flooring.

Bedroom Five 3.78m x 2.49m (12'5" x 8'2")

With a front aspect window, a further double bedroom with carpeted flooring, electrical sockets and central heating radiator, ceiling light and TV aerial point. Furniture in this room is offered single bed, wardrobe and chest of drawers

Second Floor

From the first floor an opening to the staircase to the second floor with a ceiling light and central heating radiator. On arrival at the second floor there is a good sized landing area which has two Velux roof windows making this an ideal study area with ceiling light and electrical sockets step up to..

Bedroom One 4.65m x 3.73m (at the widest point) (15'3" x 12'3" (at the widest point))

With a side aspect window and a velux roof window providing breath taking views of the open countryside to the rear, with built in under eaves storage and a built in cupboard providing further useful storage and hanging space for clothes.. This double bedroom has a central heating radiator, inset ceiling lights and polished floorboards.

Bedroom Two 3.47m x .3.23m (at the widest point) (11'5" x 10'0" (at the widest point))

With a front aspect window and roof window, useful built in storage cupboard, central heating radiator, carpeted flooring and electrical sockets, loft hatch access. Currently furnished with an Edwardian bedroom suite comprising double bed, dressing table, mirrored wardrobe and marble wash stand, that can be included in the package if desired

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