



High Matlock Road, Stannington, S6

Offers Over £420,000

- STYLISHLY PRESENTED THREE BEDROOM DETACHED HOME
- BESPOKE PROPERTY BUILT IN 1993 BY THE CURRENT OWNERS
- LARGE LOUNGE, OPEN PLAN FAMILY ROOM, DINING AND BREAKFAST KITCHEN
- CONSERVATORY SITTING ROOM, OPENING TO THE REAR GARDEN
- SPACIOUS AND AIRY PRIMARY BEDROOM WITH PART BUILT EN SUITE
- STUNNING BATH AND SHOWER ROOM
- SEPARATE ADDITIONAL WC
- GATED GARAGE AND BLOCK PAVED DRIVE
- FRONT AND REAR GARDENS
- FREEHOLD - COUNCIL TAX BAND D

High Matlock Road, Stannington, S6

**** ELEGANTLY PRESENTED THROUGHOUT **** A viewing is essential to appreciate this beautiful, and much loved, three bedroom detached family home. With spacious rooms and clean lines throughout, the property has many outstanding features. Located in the High Matlock area of Stannington, close to picturesque walks, good local amenities and schools. Regular transport links into Hillsborough, with tram routes to the City centre and beyond. This gorgeous property briefly comprises of; Entrance porch; Lounge; Open plan Family room with dining and seating areas, open to the breakfast kitchen; Conservatory; Bedroom one, with part built en suite; Two further bedrooms; Fantastic family bath and shower room; Additional WC; Garage and off road parking; Front and rear gardens;



Council Tax Band: D



ENTRANCE PORCH

Accessed via an uPVC entrance door, with a leaded uPVC double glazed window panel, to the side elevation; Opening to the lobby area with; Light wood laminate flooring; uPVC leaded double glazed window, to the front elevation; Wall light point; Exposed stone feature wall; Half leaded glazed door opening to the lounge;

LOUNGE

This beautifully elegant seating area has; Feature fireplace with connections and space for a gas log burning stove; Intricate coving, ceiling rose and dado rails; Half panelled walls; Excellent natural light provided via front and side facing uPVC double glazed windows; Carpet flooring; Ceiling light point; Two central heating radiators, with decorative covers; Under stairs recess; Open plan staircase rising to the first floor; Double internal glazed doors open to the family room;

FAMILY ROOM

This great open plan living space has;

SITTING AND DINING AREA

Having ample space for sofas and dining furniture, with; Carpet flooring; Central heating radiator and cover; Coving and ceiling rose; Ceiling light point; Sliding Patio doors open to the conservatory; Open access through to the breakfast kitchen;

BREAKFAST KITCHEN

Comprising of; A good range of cream gloss wall, base and drawer units; Solid Oak worktops; Breakfast island peninsula, with storage beneath; Brickwork style tiled splash backs; Belfast sink and mixer tap, set beneath an uPVC double glazed window, to the rear garden elevation; Built in oven, microwave and four ring gas hob, with extractor hood above; Space for American fridge freezer; Tall storage cupboards, housing the wall mounted boiler; Solid door to the integral garage; Tile effect vinyl flooring; Recessed ceiling spotlights;

CONSERVATORY

Adding a further tranquil seating space to the rear of the property, and having; Wooden flooring; Leaded uPVC double glazed windows to three aspects; Side entrance door to the rear garden;

STAIRS TO FIRST FLOOR

BEDROOM ONE

This spacious primary bedroom has; A good range of wardrobe storage; Detailed coving; Central heating radiator, with decorative cover; Leaded uPVC double glazed window to the front elevation views; Carpet flooring; Ceiling light point; Solid door to en suite shower room;

EN SUITE

Work has begun on creating an ensuite shower room, currently having; Shower enclosure; Recessed ceiling spotlights; Tiled walls;

BEDROOM TWO

A further spacious double bedroom with; Lovely views, via the front facing leaded uPVC double glazed window; Wood effect laminate flooring; Central heating radiator with decorative cover; Detailed coving; Ceiling light point;

BEDROOM THREE

Currently utilised as a dressing room by the current owner, bedroom three has; Leaded uPVC double glazed window to the rear elevation; Wardrobe storage; Carpet flooring; Central heating radiator with decorative cover; Detailed coving; Ceiling light point; Loft hatch access;

FAMILY BATHROOM

A superb family bath and shower room comprising of; Freestanding bath, with central taps; WC; Double width shower enclosure, with electric wall mounted shower and screen doors; An Oak unit housing the counter top wash basin and open shelf storage beneath; Vertical heated towel rail; Modern central heating radiator; Ceiling light point; Detailed coving; Leaded uPVC double glazed window to the rear elevation; Tiled flooring; Tiled walls to the shower enclosure;

WC

This additional WC has; Back to wall WC and wash basin; Recess with feature plyth spotlighting; Detailed coving; Ceiling light point; Tile effect vinyl flooring; Part tiled walls;

GARAGE AND DRIVE

The integral garage has; Electric door; Space and plumbing for kitchen appliances; Storage units; Power and lighting; Internal door to the breakfast kitchen; Block paved drive, providing off road parking;

FRONT GARDEN

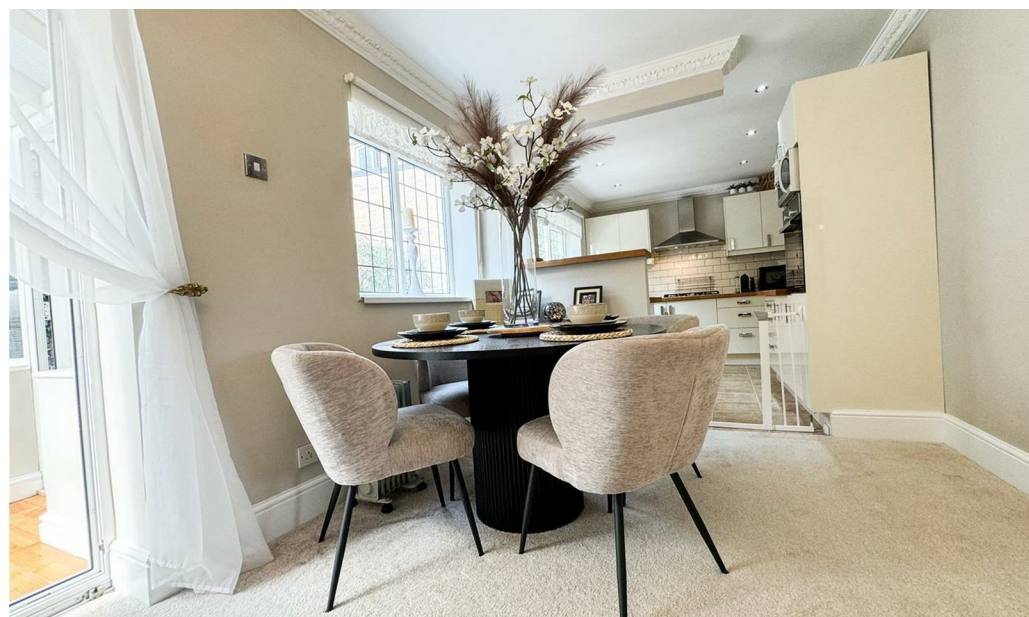
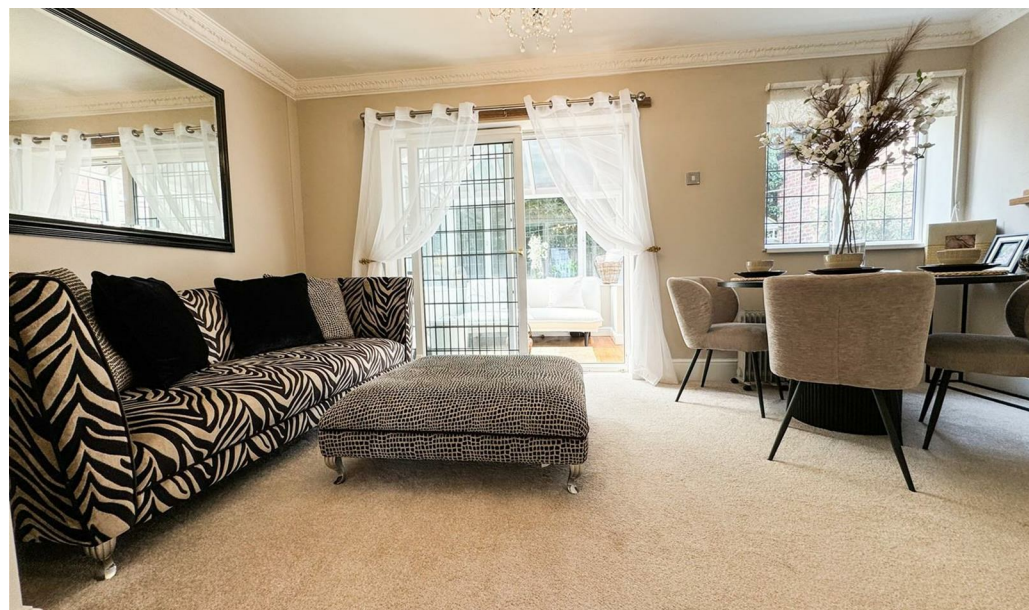
Secure tall iron gates provide access to the front garden, with; Lovely raised pond area with surrounding mature planting; Wall borders with iron fence toppers; Tall gates to either side of the property lead to the rear garden;

REAR GARDEN

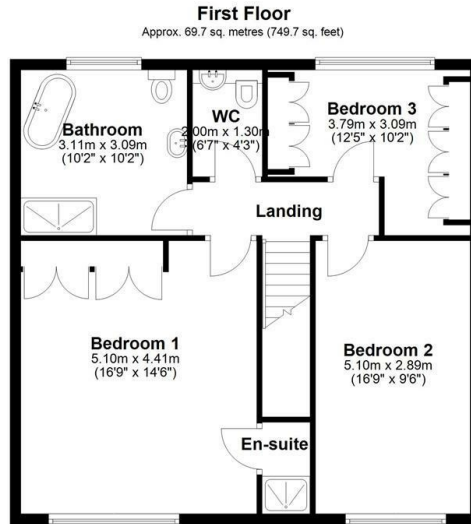
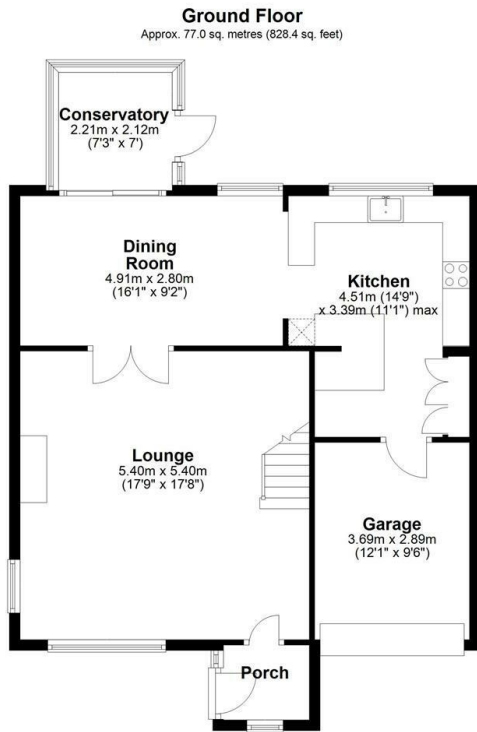
This low maintenance and private rear garden has; Yorkshire stone patio area; Corner section of artificial lawn; Natural stone retaining walls; Mature plants and trees;

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
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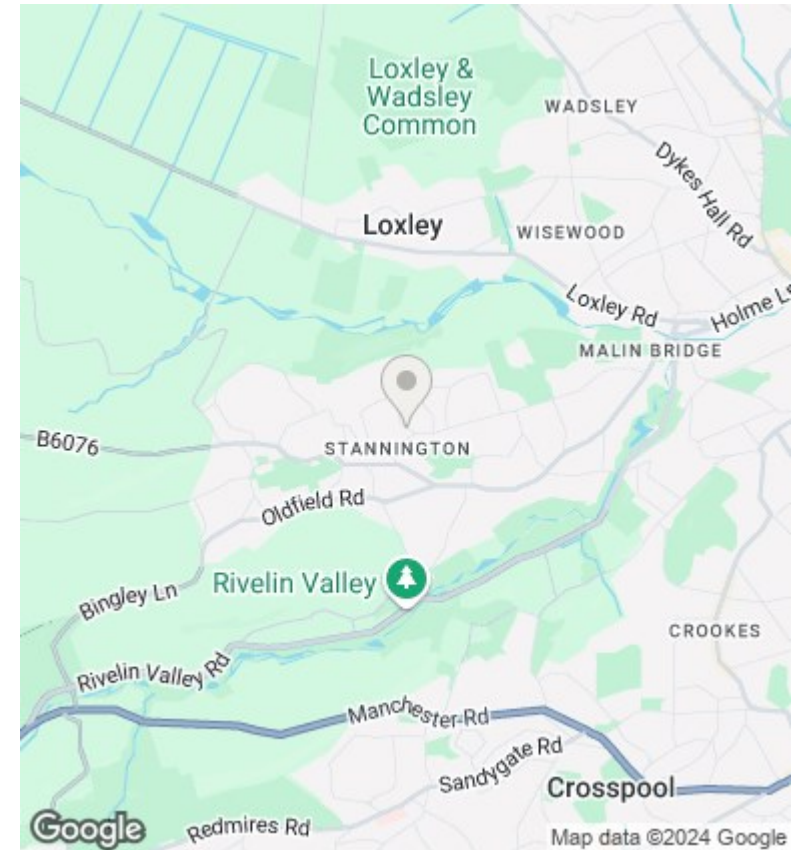






Total area: approx. 146.6 sq. metres (1578.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	