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**9 Nightingale Close, Lea Bridge, Matlock, DE4 5AJ**  
**£900 pcm**



- Two bedroom semi-detached family home
- Spacious living room
- Modern fitted Kitchen
- Rear entrance porch With utility room
- Corner position, with good sized gardens
- Ground floor WC
- Shower room
- Located in an elevated position with pleasant views over open countryside

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# 9 Nightingale Close, Lea Bridge, Matlock, DE4 5AJ

A semi-detached family home located in an elevated position with pleasant views over open countryside, situated in the popular rural village of Lea Bridge. The accommodation offers two bedrooms, family shower room, spacious living room, reception hallway and kitchen. There is a rear entrance porch with utility room and WC off. The property occupies a corner position with a small forecourt garden and a rear patio-style garden.

Entering the property via a uPVC half-glazed entrance door, which opens to:

## ENTRANCE HALLWAY 6'11" x 5'11" (2.10m x 1.80m)

Having a staircase rising to the first-floor accommodation, a side aspect uPVC double glazed window with obscured glass and central heating radiator. A fifteen-pane glazed door leads to:

## LIVING ROOM 19'8" X 11'0" (5.99m x 3.35m)

With a front aspect uPVC double glazed picture window enjoying far reaching views over the surrounding properties to the wooded hills that surround the area and a further rear aspect double glazed picture window overlooking the gardens and the wooded hills beyond. The room has a an electric fire.. There is a central heating radiator, television aerial point with satellite facility and telephone point. A fifteen-pane glazed door leads to:

## KITCHEN 8'10" X 7'6" (2.69m x 2.28m)

Having a rear aspect window overlooking the gardens and the fields beyond. A half-glazed entrance door opens to the rear porch and a further door opens to a useful under-stairs pantry with shelving and a cold shelf. The kitchen has a range of units with cupboards and drawers beneath a timber-effect worksurface with tiled splashback. There are wall-mounted storage cupboards. Set within the worksurface is a stainless sink and beneath the worksurface there is space for a fridge. Fitted within the kitchen is a Cannon gas cooker with a four-burner hob, oven and grill. Set within a recess are further storage cupboards and space for a fridge freezer, behind which is a closed off door that opens back to the reception hallway. Sited within the kitchen is the gas-fired boiler that provides hot water and central heating to the property.

## REAR ENTRANCE PORCH 10'1" X 3'0" (3.07m x 0.91m)

Having half-glazed entrance doors opening onto the front and rear of the property, uPVC doors open to:

## DOWNSTAIRS WC 6'3" X 2'7" (1.90m x 0.79m)

Having a side aspect window with obscured glass, being half-tiled with a ceramic tiled floor and having a suite with close coupled WC, wall-hung wash hand basin, and central heating radiator.

## UTILITY/OUTHOUSE 6'8" X 6'0" (2.03m x 1.83m)

With a side aspect double glazed window, central heating radiator, plumbing for a washer/dryer, power and lighting.

From the entrance hallway, a staircase rises to:

## FIRST FLOOR LANDING 7'5" X 3'8" (2.26m x 1.12m)

With a side aspect window with obscured glass, loft access hatch and panelled doors opening to:

## BEDROOM ONE 14'3" X 9'4" (4.34m x 2.84m)

Having a front aspect double glazed picture window enjoying the pleasant views afforded by the property. The room has a central heating radiator and a door opening to a useful deep wardrobe.

## BEDROOM TWO 10'7" X 9'11" (3.22m x 3.02m) maximum measurements

Having a rear aspect double glazed picture window overlooking the gardens and the open fields and wooded hills beyond. The room has a central heating radiator and an airing cupboard with slatted linen storage shelving, housing the hot water cylinder.

## FAMILY SHOWER ROOM 6'6" X 5'11" (1.98m x 1.80m)

Being partially tiled with a ceramic tiled floor and having a rear aspect window with obscured glass, suite with tiled shower cubicle with Mira Sport electric shower, semi-countertop wash hand basin with storage cupboard beneath and dual flush close coupled WC. There is a chrome-finish ladder-style towel radiator and an extractor fan.

## OUTSIDE

The property is approached via a flagged pathway that gives access to the entrance door. To the front of the property is an area of garden with a pebble border interspersed with mature ornamental shrubs. To the rear and side of the property are further patio-style gardens with flagged seating areas and borders stocked with ornamental shrubs.

## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For Mobile Phone coverage please go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## COUNCIL TAX BAND (Correct at time of publication) 'B'

## DIRECTIONS

Leaving Matlock along the A6 towards Belper, passing through Matlock Bath, upon reaching the traffic lights at Cromford turn left into Mill Lane. Follow Mill Lane into Lea Bridge, turn left by John Smedley's Mill along Lea Road. Take the right-hand turn into Nightingale Close, where the property can be found on the left-hand side.

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

