



Sally Botham
ESTATES

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28 Rutland Street, Matlock, DE4 3GN
£850 pcm



- Well presented mid-row house
- Ideally located within easy reach of the town centre
- Delightful views from the elevated position
- 3 Double bedrooms
- Ground floor family bathroom
- Dining Kitchen
- Sitting Room
- Courtyard Garden

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28 Rutland Street, Matlock, DE4 3GN

A well-presented and characterful period mid-row property, ideally located within easy reach of the town centre. The accommodation is set over three floors, offering: three bedrooms; ground floor family bathroom; sitting room; and dining-kitchen. There is parking off road parking for two vehicles. Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

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

ENTRANCE LOBBY Having a batten door with thumb latch opening to:

UTILITY CUPBOARD Having power, lighting, and housing the Baxi combination gas-fired boiler which provides hot water and central heating to the property. The room provides storage space and has space and connection for an automatic washing machine.

From the lobby, a panelled door opens to:

FAMILY BATHROOM A fully-tiled room with side-aspect double-glazed window with obscured glass, and suite comprising: panelled bath with mixer shower over; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, central heating radiator with thermostatic valve, and an extractor fan.

From the entrance lobby, a half-glazed door with etched glass panels opens to:

DINING KITCHEN With a rear-aspect UPVC double-glazed window, ceramic tile floor, and a good range of kitchen units in a shaker-style wood-effect finish, with cupboards and drawers set beneath a granite-effect work surface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the work surface is a stainless sink with mixer tap, and a four-ring ceramic hob, over which is a cooker hood. Beneath the hob is an electric oven and grill. The room has a feature fireplace, retaining its original cast iron range, now creating a display feature. The room has a central heating radiator with thermostatic valve, and space for a dining table.

A batten door opens to a useful deep under-stairs storage cupboard, with power and a light, creating space for a fridge-freezer etc.

A half-glazed panelled door leads to:

SITTING ROOM With a UPVC double-glazed window and a half-glazed entrance door opening onto a forecourt terrace. The room has a feature fireplace with a polished marble surround and raised hearth, housing a flame-effect electric fire.



There is a central heating radiator with thermostatic valve, and a television aerial point with satellite facility.

From the kitchen, a further batten door opens to a quarter-turn staircase, which rises to:

FIRST FLOOR LANDING

Where panelled doors open to:

BEDROOM ONE A spacious double bedroom with UPVC double-glazed window, enjoying fine far-reaching views over the town towards High Tor and Black Rocks. The room has a central heating radiator with thermostatic valve.

BEDROOM TWO With a UPVC double-glazed window overlooking the access lane. The room has a central heating radiator with thermostatic valve, and a panelled door opening to a quarter-turn staircase, which rises to:

BEDROOM THREE A spacious room built into the shape of the roof, with a UPVC double-glazed dormer window enjoying views over the town and beyond. The room has a central heating radiator with thermostatic valve.

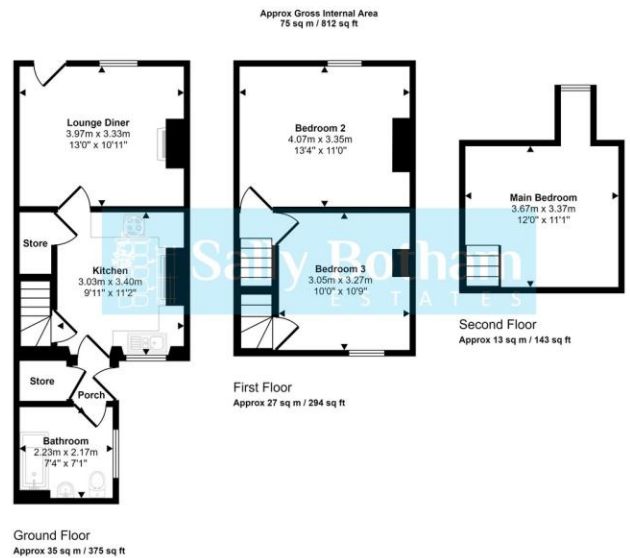
SERVICES AND GENERAL INFORMATION All mains services are connected to the property. Fibre broadband is available in the area.

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

DIRECTIONS Leaving Matlock Crown Square via Bank Road, follow the road up the hill where it becomes Rutland Street after passing County Hall take the drive on the right hand side immediately before Upper Greenhill Gardens. Where the property can be found towards the end of the row.

Disclaimer All measurements in these details are approximate. None of the fixed

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		