







7 Limestone Croft

Matlock • Derbyshire • DE4 3SW

£625,000

This beautifully crafted three-storey stone-built home with a slated roof forms part of an exclusive cul-de-sac development on the outskirts of town, offering both convenient access to local amenities and a gateway to the stunning surrounding countryside. With breathtaking views overlooking Matlock, this exceptional residence combines space, style, and modern convenience in a truly desirable setting. The ground floor welcomes you with a hallway featuring Amtico flooring and a useful storage cupboard beneath the stairs. To the left of the entrance hall is the kitchen, fitted with granite worktops and Neff appliances, including a microwave, warming drawer, double oven, single oven and grill, fridge freezer, wine fridge, dishwasher, and an induction hob. The kitchen benefits from a utility room at the rear, offering additional workspace with granite worktops, space for a washer and dryer, and direct garden access. Also positioned on the left of the entrance hallway is a fully tiled WC, complete with stylish Porcelanosa sink and fittings. On the right side of the entrance hallway is the spacious lounge diner, featuring an electric fireplace and patio doors leading to the garden, creating an inviting space for relaxation and entertaining. The entire heating system is managed via Hive, allowing for individual room control in most of the rooms. On the first floor, the principal bedroom features a dressing area with fitted wardrobes and an elegant en-suite bathroom with Porcelanosa fittings. A second bedroom, also with its own en-suite, provides additional comfort, while a third double bedroom completes the sleeping spaces on this level. The main bathroom, finished with Porcelanosa fittings throughout, including a double sink, bath, and a heated towel radiator. Throughout the home, oak internal doors & wooden windows. The top floor offers two further bedrooms, each featuring Keylite windows fitted with integrated blinds. A spacious double bedroom and a dedicated office/ bedroom enjoy both a Keylite and a traditional window, offering versatility for work-from-home setups. The top-floor bathroom is fully tiled and features a Porcelanosa shower, sink, and towel radiator. Thoughtful touches on this level include two convenient storage cupboards and LED staircase lighting. The outdoor space is designed for relaxation and entertaining, featuring an Indian stone patio, a decked seating area to the back right, and a stoned patio space to the left. Practical additions include a water butt, an outdoor tap at the back, and a front-facing plug. The double garage offers off-road parking or ample storage, with an electric up-and-over door and a loft space that has been three-quarters boarded. Exterior lighting enhances the ambiance of the property. A former showhome occupied since 2014 this residence combines premium materials and elegant traditional craftsmanship, making it an ideal home for those seeking quality, space, and modern practicality in a desirable setting. The property is within walking distance of Matlock town centre and Sainsbury's, with a short drive to the peak district. It enjoys uninterrupted views at the front overlooking the farmers' field and is situated within the catchment area for excellent local schools.





- Extremely Spacious Family House
- Three Storey Stone Build
- Kitchen-Living w/ Integrated Neff Appliances & Granite Island
- Exclusive Twelve House Development
- Five Double Bedrooms
- Principal Bedroom w/ Walk-In Dressing Area & En-Suite
- Large Garden w/ Optional Sitting Areas
- Scenic Views Overlooking Matlock
- Double Garage & Off Road Parking
- EPC Rating: C / Council Tax Band F



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APPROXIMATE GROSS INTERNAL AREA = 228.8 SQ M / 2463.2 SQ FT

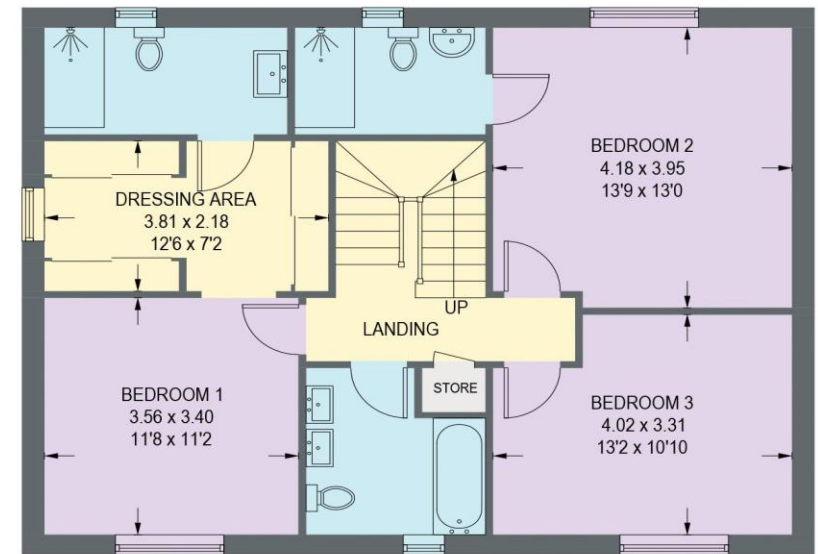
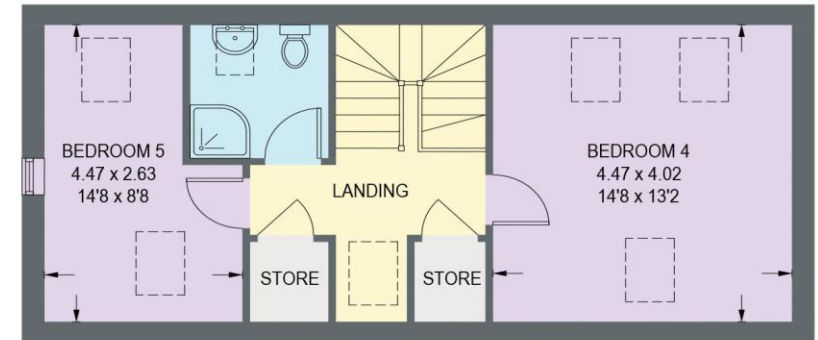
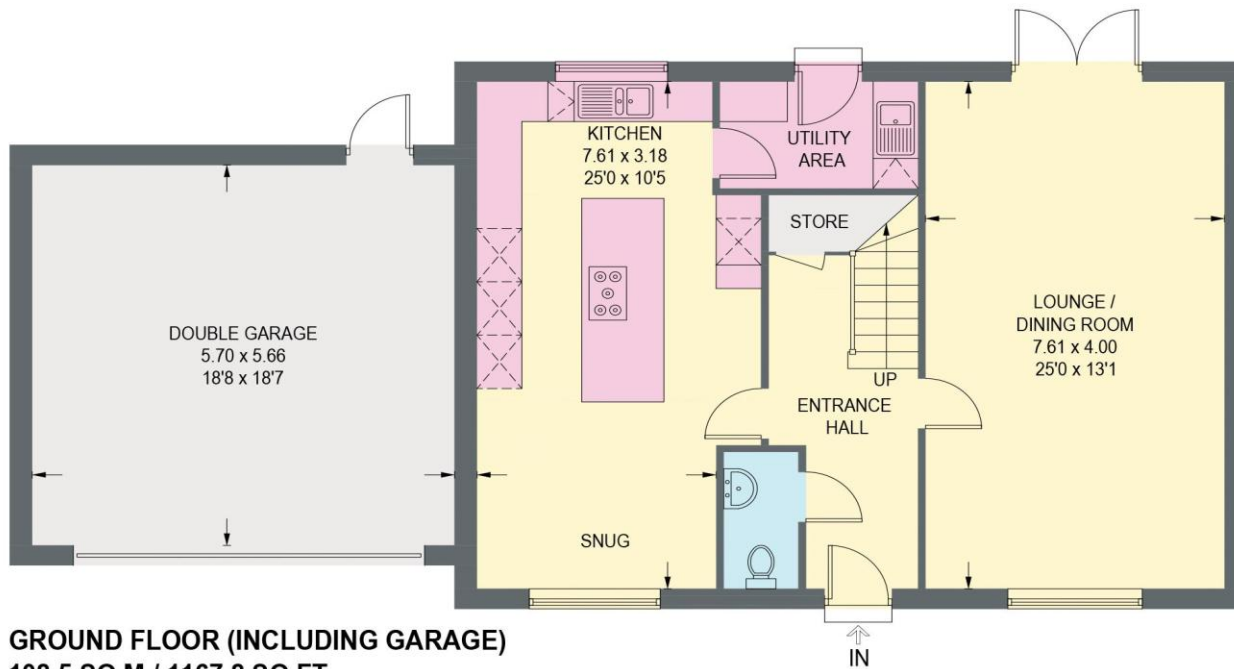


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1194064)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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