



DALES & PEAKS



30 Edge Road  
, Matlock, DE4 3NH

£525,000



# 30 Edge Road

Matlock, DE4 3NH

Situated in the charming town of Matlock, this delightful 3 bedroom detached house offers a perfect blend of comfort and countryside charm. Spanning a 1506 sqft, the property boasts a mature rear garden with two apple trees, a summer house and garden shed, off street parking with electric car charging and views of the surrounding countryside.

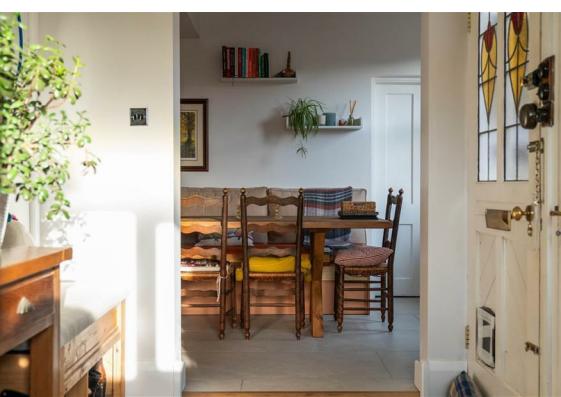
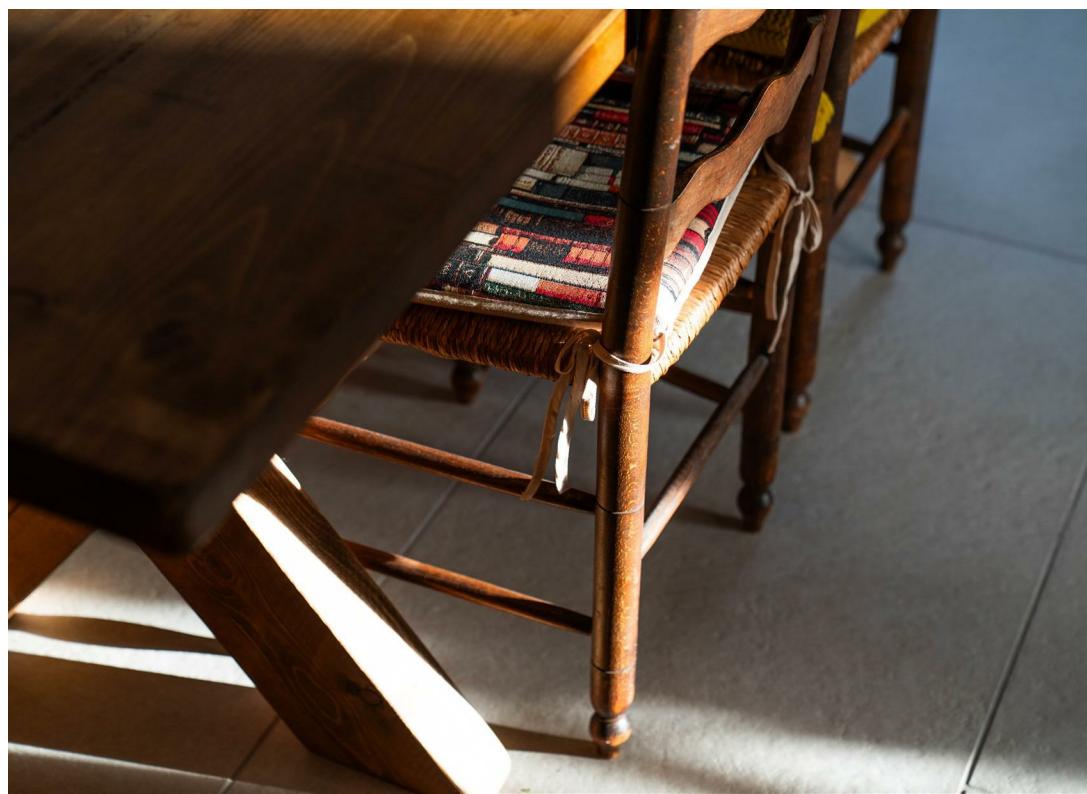
The lower ground floor comprises; Reception room for versatile use as a home office, snug or optional 4th bedroom.

The ground floor comprises; Entrance hallway, dual aspect living room with bay window and gas stove, open plan dining kitchen with integrated appliances and patio doors onto the rear garden. Downstairs WC and shower room.

The first floor comprises; Three double bedrooms and bathroom with freestanding bath and separate shower.

**Dales and Peaks ForwardMove**  
- Please read





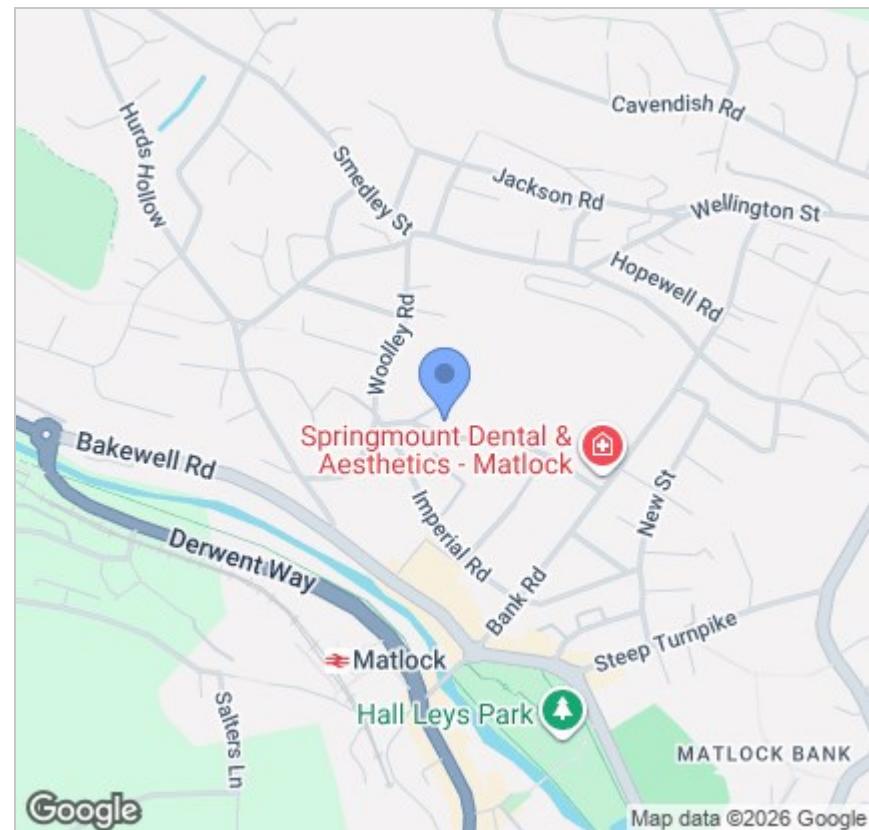
## Floor Plan



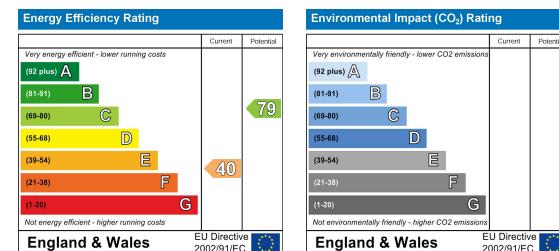
## Viewing

Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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