



## Hurds Hollow, Matlock, DE4 3JZ

There's so much to love about this attractive home, which has spectacular panoramic views of countryside and up to Riber Castle. Located within walking distance of the town centre and countryside, this home is also perfect for a family with young children. A primary and junior school are both within a five minute walk, it has an enclosed rear garden and the Dimple playing fields are directly around the corner. The Arc leisure centre and Peak Rail steam railway are also within a short walk.

With vacant possession and no upward chain, you could be in this home in double-quick time too!

On the ground floor is a spacious sitting room, dining room and kitchen. To the first floor are two double bedrooms and the family bathroom. The front and rear gardens are both well-designed and maintained courtyard gardens requiring little ongoing maintenance. There is plenty of on-street parking too.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- No upward chain
- Walking distance to town
- Very sought-after location
- Perfect base to explore the Peak District
- Vacant possession
- Close to countryside walks and parks
- Primary and junior schools within 5 minute walk
- Wonderful panoramic south and west facing views
- Neat easy-to-maintain courtyard gardens
- Several popular, historic pubs nearby walk

**£250,000**

# Hurds Hollow, , Matlock, DE4 3JZ

## Front of the home

Ascend three stone steps from the pavement and on-street parking area in front of the home to the paved courtyard patio garden. From this elevated position you have wonderful panoramic views over the town to Riber Castle, sweeping around to the west and up towards Oker. The pretty stone house has a pitched canopy porch, outside light and brackets for hanging baskets. Enter the home through the modern composite front door with diamond-shaped glazed panel.

## Sitting Room

14'1" x 12'7" (4.3 x 3.85)

This light and airy room has a west-facing bay window. Alcoves each side of the chimney breast have lots of fitted shelving and the fireplace could be restored to working order or has space for a log burner to be fitted. The room is carpeted and has a radiator, ceiling light fitting, wall lights and a paneled door through to the dining room.

## Dining Room

15'1" x 12'7" (4.62 x 3.85)

The focal point in this lovely room is the large fireplace with a stone hearth and stone lintel over. As with the sitting room fireplace, this could be restored and is certainly large enough to accommodate a substantial log burner. On the left is a useful large under-stairs cupboard, with lighting and shelving. An open staircase leads up to the first floor. In the far corner, the tall window has views out to the rear garden. The room is carpeted and has a radiator, ceiling light fitting and wall lights. It is a versatile room that could be a home office or second reception room/play room.

## Kitchen

10'0" x 7'8" (3.05 x 2.35)

Another light room, with a picture book window out to the rear garden, this kitchen has a U-shaped worktop with lots of high and low level cabinets and drawers. There is a gas and electric supply for the space on the right where the oven can be positioned. There is also room for a fridge-freezer, washing machine and dishwasher. The stainless steel sink and drainer with chrome mixer tap sits beneath the aforementioned window. There are lots of power points, recessed spotlights, a radiator and modern stable door leading out to the rear garden.

## Stairs to first floor landing

From the dining room, the carpeted stairs curve up to the landing, with recessed spotlights above. At the landing is a radiator, two ceiling light fittings and - overhead - a loft hatch with pull-down ladder. Matching pine doors with brass handles lead into the two double bedrooms and bathroom.

## Bedroom One

12'7" x 11'7" (3.85 x 3.55)

We adore this large double bedroom, which has two tall south-west facing windows. They bring lots of natural light in and offer some of the best views in Matlock. We've already eulogised about the far-reaching views, but it's also worth stating that directly across the road are allotments, so even the nearest views are very pleasant and green. There are alcoves each side of the chimney breast with space for wardrobes and a chest of drawers or shelving. The room has a high ceiling with light fitting, radiator and is carpeted.

## Bedroom Two

12'4" x 9'7" (3.77 x 2.93)

This good-sized double bedroom has a tall window looking out to the rear garden. There is a full-height fitted wardrobe, radiator and ceiling light fitting in this carpeted room.

## Bathroom

10'0" x 7'8" (3.05 x 2.35)

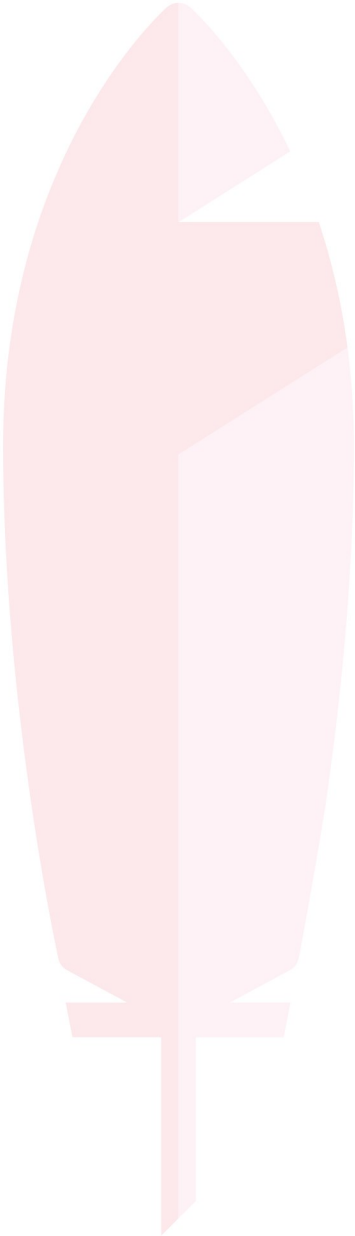
Everyone loves a bathroom with a separate bath and shower! On the left is a large corner cubicle with sliding glass doors, housing the mains-fed shower. The bath has heritage-style chrome taps and there is a ceramic WC. The ceramic pedestal sink has chrome taps. The room is very spacious and has a frosted double-glazed window, vertical heated towel rail, extractor fan and recessed ceiling spotlights.

## Rear Garden

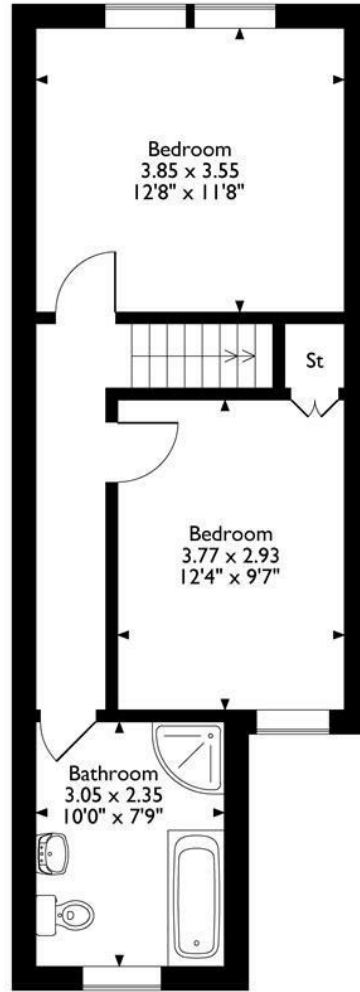
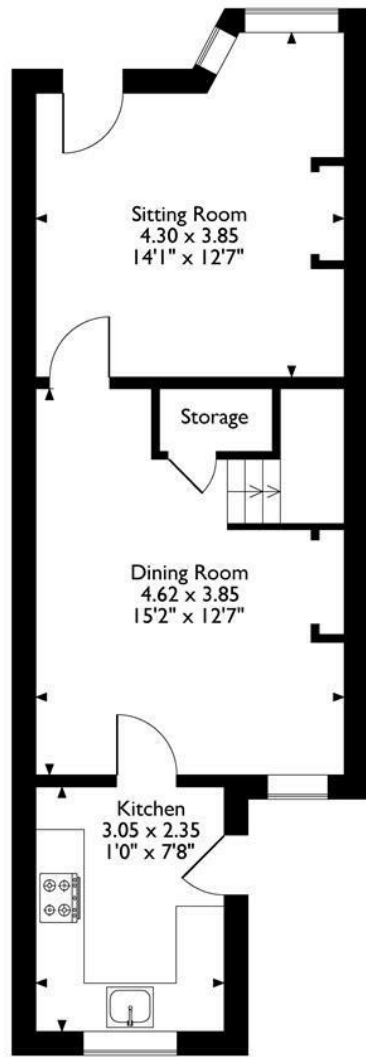
This very pleasant courtyard garden is well-designed and easy to manage. With three tiers, including plenty of space for outdoor dining, barbecue and seating areas, it's a splendid sanctuary at the rear of the home. The garden is bordered on the left by a



privet hedge, on the right by a new timber fence and at the far end by a dry stone wall with fence above. It is east and south facing, so gets plenty of sun from the morning and all day long. There is an outside tap and outside light.



16 Hurds Hollow  
 Approximate Gross Internal Area  
 82 Sq M / 883 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315