



## Hurst Rise, Matlock, DE4 3ET

With vacant possession and no upward chain, this home has been upgraded to a high standard, with almost everything brand new. It is perfect for a starter home, growing family or empty nesters looking to downsize. With spacious rooms, two off-road parking spaces, an easy-maintenance rear garden and complete refresh inside, this home offers fantastic value for money.

On the ground floor, the entrance porch leads through to a roomy lounge, then on to the kitchen-diner, with a useful rear porch to the left. On the first floor are three bedrooms and the sparkly new bathroom. The front garden includes the newly-created driveway with two parking spaces, whilst the rear garden has been cleared and offers a large blank canvas where you can either retain the easy-maintenance patios or create a more colourful, plant-filled garden.

Hurst Rise is located on the south-eastern edge of Matlock, with local walks to nearby Lumsdale Waterfall and the surrounding countryside. 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.

- Complete renovation to a high standard
- Pristine condition and 'future proofed'
- New driveway with off-road parking for 2 vehicles
- Three bedrooms, bathroom, lounge and kitchen-diner
- New fitted kitchen and new bathroom
- Vacant possession and no upward chain
- New carpets and flooring throughout
- Repaired roof and replaced all doors
- Council Tax band A and EPC rating C
- New electric circuit board and light fittings

**£185,000**

# Hurst Rise, , Matlock, DE4 3ET

## Front of the home

With a smart new driveway for two vehicles to park off-road, steps at the centre lead up to the patio area in front of the home. There are flower beds on both sides and a path on the left with handrail. A timber gate leads to the rear garden and there is an outside light. Enter the home through the part-glazed composite front door with chrome handle and letterbox.

## Entrance Porch

This carpeted entrance has a radiator, ceiling light fitting and stairs on the left up to the first floor. A modern Mexicana door leads through to the lounge.

## Lounge

16'6" x 11'1" (5.03 x 3.4)

This well-proportioned room has wide south-east facing windows and is flooded with natural light. An electric fire is set within the substantial fireplace, with mantelpiece over. There is lots of space for flexible room layouts. The room is carpeted and has a radiator, ceiling light fitting, wall lights and a Mexicana door into the kitchen-diner.

## Kitchen-Diner

19'10" x 9'8" (6.05 x 2.95)

The spacious dining kitchen has plenty of room at the right-hand end for a 4-6 seater dining table. The new fitted kitchen has a long L-shaped worktop with lots of storage cabinets above and below, including integrated appliances. A wide north-facing window looking out to the rear garden and tall west-facing window bring lots of natural light in.

From the left, there is a full-height cabinet and, to the right of that, a cupboard housing the new Vaillant boiler. The new Hotpoint electric oven and hob has an extractor fan above. The integrated appliances include a HiSense dishwasher and Sharp washing machine.

A contemporary black 1.5 sink and drainer has a chrome mixer tap. The room has vinyl flooring, a radiator, two ceiling light fittings and another modern Mexicana door leading into the rear porch.

## Rear Porch

The vinyl floor flows seamlessly through from the kitchen. There is an open under-stairs storage area on the left, ceiling light fitting, wall light and a half-glazed uPVC door to the side path and rear garden.

## Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the galleried landing. There is a tall window, radiator and a ceiling light fitting and small loft hatch overhead. Matching white panelled doors with chrome handles open into the bathroom, a storage cupboard and the three bedrooms.

## Bathroom

8'4" x 4'9" (2.55 x 1.45)

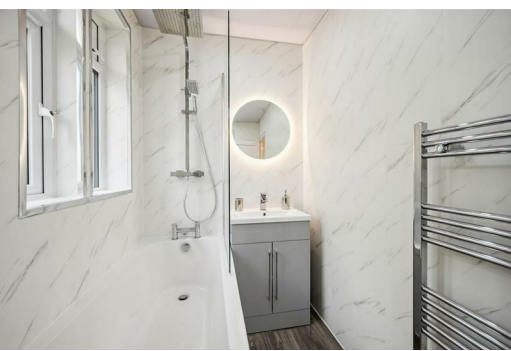
This is a bright and airy room thanks to the decor, a tall west-facing window and two north-facing windows. We love the easy-clean walls around the bath and shower. The room has light oak-effect vinyl flooring.

The bath has a chrome mixer tap, pivoting glass screen and modern mains-fed shower over, with rainforest shower head and separate hand-held attachment. There is a ceramic WC with integral flush and the sleek modern vanity unit has a rectangular ceramic sink above, with chrome mixer tap. The room includes a chrome vertical heated towel rail, recessed ceiling spotlights and extractor fan.

## Bedroom One

11'3" x 9'8" (3.45 x 2.95)

This large double bedroom has a wide window overlooking the rear garden. Like all rooms in the home, it has brand new carpet and a radiator and ceiling light fitting.





## Bedroom Two

13'7" x 11'1" (4.16 x 3.4)

This largest bedroom is located at the front of the home, with views over rooftops opposite to the verdant countryside hills beyond. The recessed fitted wardrobe has a hanging rail and shelving, creating more space in the room for a bed and additional furniture. The room is carpeted and has a radiator and ceiling light fitting.

## Bedroom Three

8'8" x 8'2" (2.65 x 2.5)

This single bedroom would work equally well as a home office or nursery. There is a useful large open storage space over the stairs and the carpeted room has a radiator and ceiling light fitting.

## Rear Garden

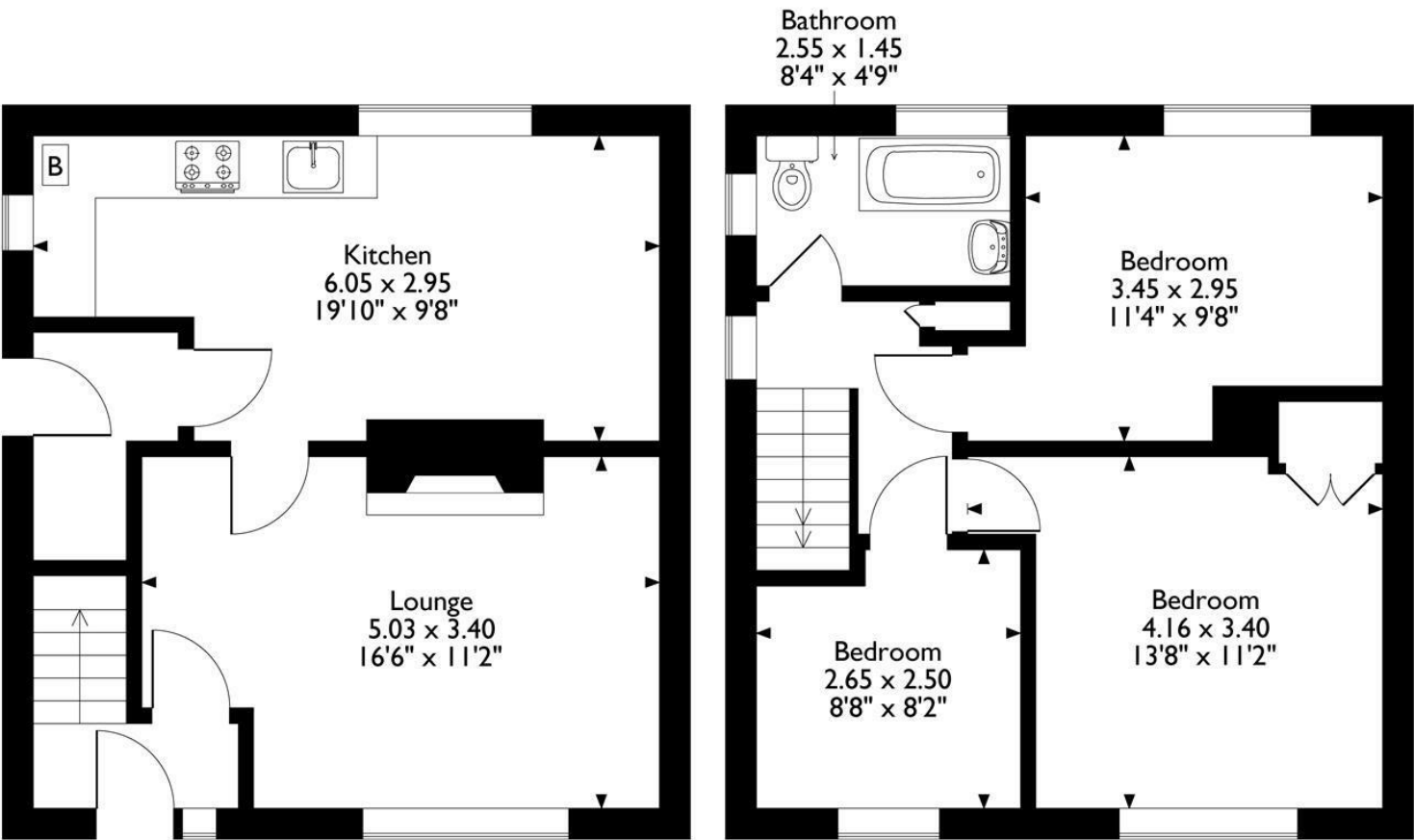
Accessed from the front garden and rear porch via the path to the side of the home, this garden has been totally cleared to create a blank canvas.

The path at ground level has space for outdoor storage. Five steps lead up to the main garden area, which comprises a large patio and raised flower bed, which includes an ash tree and pussy willow tree. Timber fences form the boundary on both sides. Currently there is a standard sized shed and much larger shed - both of which could be used as temporary storage spaces but could be replaced.

The garden is a real sun trap and you may choose to retain it as an easy-maintenance garden or as a blank canvas to create a garden to your own design.



117 Hurst Rise  
Approximate Gross Internal Area  
79 Sq M / 850 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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