



GRANT'S  
OF DERBYSHIRE  
FOR SALE  
01629 823008  
www.grants.co.uk

GRANT'S  
OF DERBYSHIRE

42 Mettesford, Matlock DE4 3DZ  
Offers Around £169,995



We are delighted to offer For Sale, this extended, three bedroom semi-detached home which is located just a short distance from this popular market town of Matlock. This home benefits from gas central heating and uPVC double glazing. The accommodation comprises; entrance hall, dining area, lounge, kitchen, utility and a rear porch. On the first floor there are three bedrooms, a separate WC and a recently adapted shower room. Outside, there are gardens to front and rear, the latter facing due south thus enjoying a good level of sunlight throughout the day. There is potential within the front garden area to create an off road parking space subject to planning and survey. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain. Ideal First Time Buy/Investment.



## Ground Floor

The property is accessed via the front gate where steps lead down and around to the part glazed front door which opens into the

### **Entrance Hall 11'9" x 5'11" (3.6 x 1.82)**

With hooks for coats and hats etc, BT point and the staircase which leads off to the first floor. The first door on the right leads into the

### **Dining Area 12'10" x 8'7" (3.93 x 2.64)**

With a uPVC double glazed window to the front aspect and a large opening that leads through to the

### **Lounge 11'11" x 10'5" (3.64 x 3.19)**

A light and airy reception room with a uPVC double glazed window to the rear aspect, overlooking the garden. There is a gas fire fronted back boiler set within a wooden surround with shelving to the side recess. Back in the hallway, the door straight ahead leads into the

### **Kitchen 11'10" x 8'9" (3.63 x 2.69)**

With a traditional range of wall, base and drawer units with stainless steel sink, free standing gas cooker and grill and space for an under counter fridge and freezer. There are a number of built-in cupboards providing storage for food and household items and also one which houses the hot water cylinder, an ideal location for airing clothes. An opening leads through to the

### **Utility Area 12'5" x 3'7" (3.8 x 1.1)**

This area forms the extension to the home. Here we have an extensive bank of base and wall units providing further storage. There is a uPVC double glazed window to the front aspect. From the kitchen, the part glazed door opens to reveal the

### **Rear Porch 5'11" x 5'0" (1.81 x 1.53)**

Built on a brick base with uPVC double glazed panels and door, this is an ideal spot to sit and enjoy the garden.

## First Floor

On arrival at the first floor landing, we find access to the loft and the first door straight ahead opens into the

### **Separate WC 5'6" x 2'6" (1.7 x 0.78)**

With a low flush WC and an obscured glass uPVC double glazed window to the side aspect.

### **Shower/Wet Room 5'6" x 5'4" (1.7 x 1.63)**

Fully tiled and recently refitted with a walk-in shower with electric shower over and a wall mounted wash basin. There is an obscure glass uPVC double glazed window to the rear aspect.

### **Bedroom One 10'5" x 9'2" (3.18 x 2.81)**

A good sized double bedroom with uPVC double glazed window to the rear aspect overlooking the garden and providing quite superb views over the surrounding countryside and up towards Riber Castle. There is a recessed cupboard with hanging rail and shelf over.

### **Bedroom Two 12'10" x 11'6" (3.93 x 3.53)**

Another double bedroom with a uPVC double glazed window to the front aspect.

### **Bedroom Three 8'7" x 8'0" (2.62 x 2.45)**

A relatively good sized third bedroom, ideal for use as a single or as a home office. BT point and useful overstairs storage cupboard.

## Outside

To the front of the property there is a terraced front garden. Consideration here could be given to converting this area to provide an off street parking space, as others along the street have. Immediately to the rear of the home, there is a sun terrace and then steps that lead down to the lawned garden which is fully enclosed by timber fencing. The garden faces due south and thus enjoys a good level of sunlight throughout the day. The timber shed is included within the sale.

## Directional Notes

From the centre of Matlock, head south east on the A615 towards Tansley for a short distance, then turn left opposite the fuel station onto Lime Tree Road (A632). Follow the steep hill up, and take the fourth right onto Lynholmes Road. Then take the third left onto Mettesford, and follow the road where you will see the property on the right, as identified by our For Sale board. Parking is on street.

## Council Tax Information

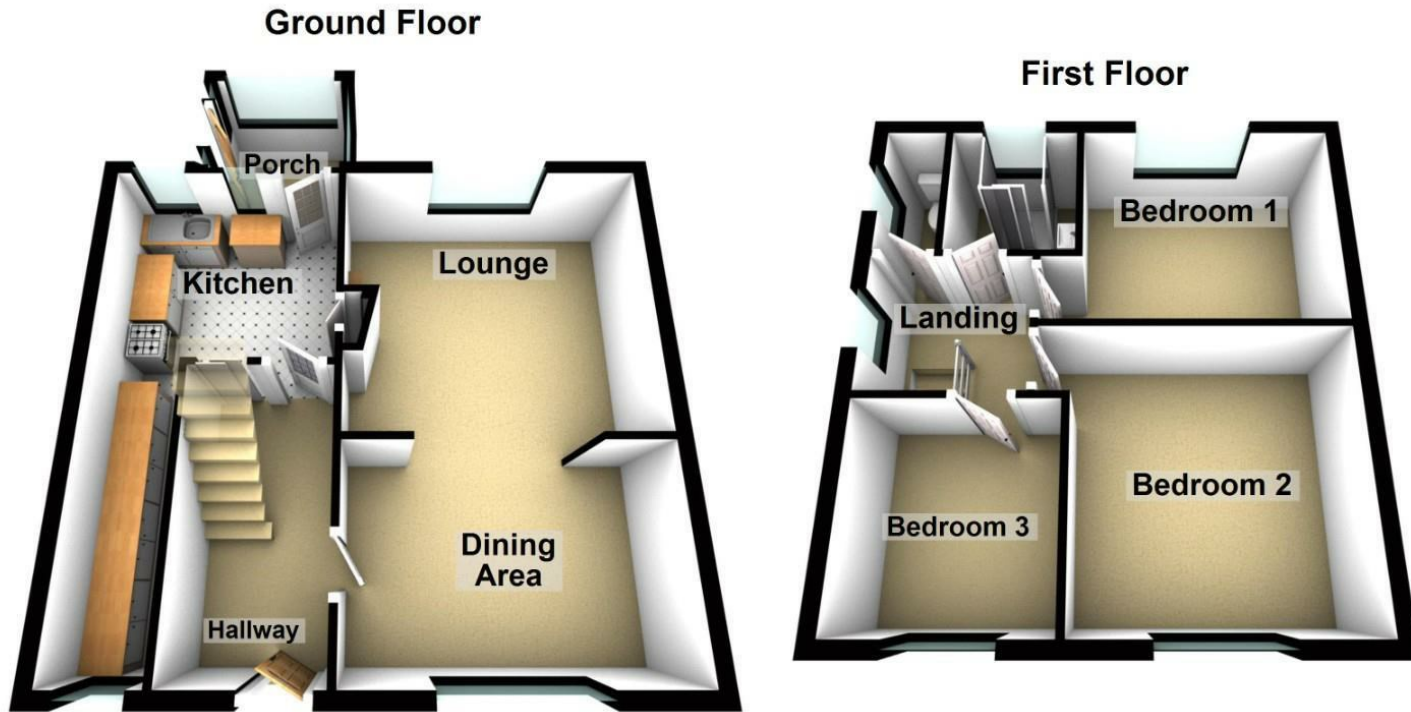
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1416 per annum.











This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

