



GRANT'S  
OF DERBYSHIRE

4 The Close, Matlock DE4 3LE  
Offers Around £350,000

Grant's of Derbyshire are pleased to offer For Sale this three/four bedrooed detached home located in a quiet but popular residential area around half a mile from Matlock's central facilities and close to local infant and junior schools. This good-sized property occupies a corner plot surrounded by gardens and has the benefit of a driveway providing off road parking as well as a detached garage. The accommodation itself briefly comprises a sitting room, spacious dining kitchen, separate dining room, conservatory, ground floor shower room and an additional room which could be used as a fourth bedroom or study. To the first floor are three bedrooms and a family bathroom. There is scope for some updating but viewing is highly recommended. No Upward Chain. VT available.



## Ground Floor

To the front of the property is a uPVC part glazed door with adjacent window which opens into the

## Entrance Hallway

This is a spacious entrance hallway with doors opening to the ground floor shower room, the sitting room and the kitchen. The staircase leads up to the first floor and beneath this is a useful storage cupboard.

## Sitting Room 15'3" x 11'10" (4.66m x 3.62m)

This is a good sized reception room with plenty of natural light flooding through the large double glazed window to the side aspect. This provides a pleasant outlook onto the garden. The focal point of the room is the fireplace with stone hearth which houses the electric fire. To the rear of the room is a door opening to the

## Dining Room 11'10" x 9'4" (3.62m x 2.87m)

This room could be used for dining or as an additional living space. To one side is a part glazed door opening to the dining kitchen and to the rear are glazed sliding patio doors providing access to the

## Conservatory 10'5" x 9'10" (3.19m x 3.02m)

A delightful spot in which to sit and enjoy the views of the open fields and surrounding countryside. Patio doors open onto the garden and patio area.

## Kitchen 16'0" x 15'5" (max) (4.90m x 4.71m (max))

This L-shaped room provides a good sized dining kitchen. The kitchen area is fitted with a wide range of wall and base units with marble effect work surfaces and upstands and tiled splashbacks. The inset one and a half bowl sink with mixer tap is situated beneath the window to the rear aspect. Integrated appliances include the eye level double oven and the ring rig Bosch gas hob with extractor hood over. There is space and plumbing available for a washing machine.

The dining area of the room has a large triple glazed window to the rear as well as a part glazed door providing access to the exterior.

From the kitchen is a wooden door opening to the

## Utility Room 10'4" x 7'5" (3.15m x 2.27m)

Having built-in wardrobes and hanging space, this room could also be used as a cloak room, additional bedroom or study. There is space and connection for a washing machine and a double glazed window to the side aspect.

## Shower Room 7'4" x 4'0" (2.26m x 1.24m)

To the front of the home is this shower room which is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a shower cubicle. There is a front-aspect double-glazed picture window with obscured glass.

## First Floor

The stairs leading up from the entrance hallway reach the

## Landing

With a window to the side aspect and wooden doors opening to the three bedrooms and the bathroom. There is also access to the loft-via the hatch with fold-down ladder.

## Bedroom One 13'5" x 10'9" (4.11m x 3.28m)

This is a good sized double bedroom with a large window to the side aspect enjoying a most pleasant outlook. Built-in wardrobes provide a good amount of hanging and storage space.

## Bedroom Two 11'1" x 10'9" (3.40m x 3.28m)

The second double bedroom has a window to the rear aspect which provides exceptional and far reaching views. There is a pedestal wash hand basin with wall mounted mirror above.

## Bedroom Three 10'5" x 7'3" (3.19m x 2.22m)

With views over the side of the garden to the neighbouring properties and beyond. Within the room is a built-in cupboard housing the Worcester boiler which provides central heating and hot water to the property.

## Bathroom 8'5" x 5'10" (2.58m x 1.78m)

Fitted with a three piece suite comprising low flush WC,

wash hand basin set within a vanity unit and a bath with electric shower over. There is a ladder style towel radiation and an obscure glass window to the rear aspect.

## Outside

The garden can be accessed via the ornate wrought iron gate which leads into the side garden which is mainly laid to lawn and is fully enclosed by low maintenance steel fencing around the perimeter. The pathway continues around to the front of the home where there is a paved patio, ideal for sitting out and enjoying those south-westerly far reaching views over the town and the surrounding countryside. The pathway continues around to the rear of the home where there is a shaped lawn garden bordered by a variety of plants and mature trees. Steps lead down to the pathway where there is a sheltered covered seating area enjoying a good level of privacy. There is a block paved driveway at the bottom of the garden which is accessed via a wrought iron gate. A remote controlled roller door opens to reveal the

## Garage

A larger than average garage including a higher than expected ceiling with power, light and external water supply.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2125 per annum.

## Directional Notes

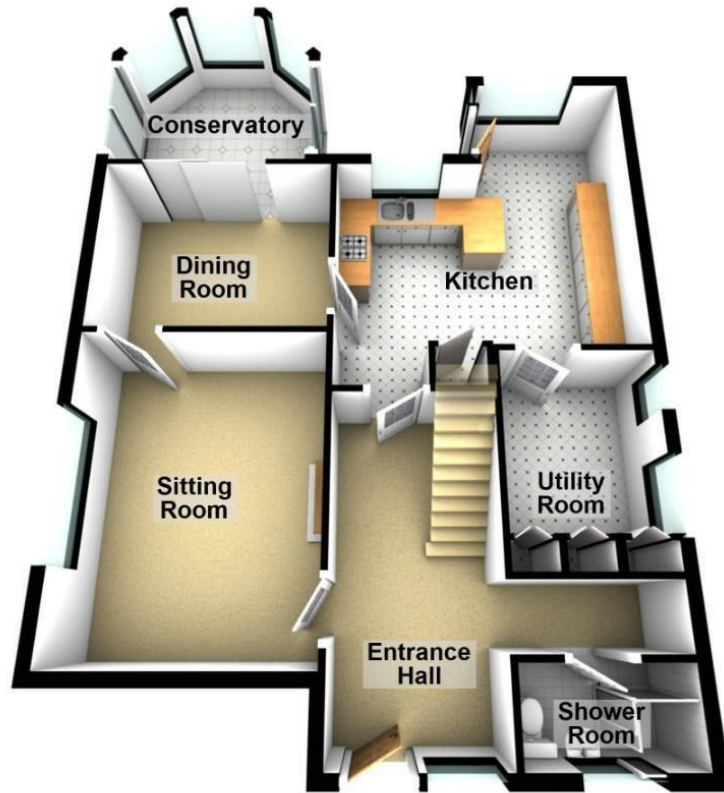
From Matlock Crown Square, proceed along the A6 north as signposted Bakewell and take the first right into Dimple Road. Continue for approximately a quarter of a mile into Hurds Hollow before taking the next right into Drabbles Road. Follow the road round for approximately 200m then turn right into The Close. Follow the road around to the right and No 4 can be found on the corner as identified by our For Sale board.







### Ground Floor



### First Floor



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.

