



GRANT'S  
OF DERBYSHIRE

1 Millstone Court, Matlock DE4 5PS  
Offers Around £475,000

Grant's of Derbyshire are delighted to offer For Sale, this stunning detached five bedroomed, three storey home, located just on the outskirts of the popular town of Matlock. Built in 2018, this Harron Home property can be found just off of Chesterfield Road on the 'Thornberries' site, tucked away on a little cul-de-sac of just four houses. With a very convenient location, only a two minute drive into Matlock town centre and a fifteen minute drive to Chesterfield but just a stones throw away from the beautiful Lumsdale Waterfalls. This property briefly comprises; Entrance Hall, Lounge, Family Room/Dining Room, Kitchen/Diner, Utility Room & Downstairs Cloakroom to the ground floor; Master Bedroom with Dressing Area and En-suite, Bedroom Two, Bedroom Five & Family Bathroom to the first floor; and Bedroom Three, Bedroom Four and a further Shower Room to the second floor. The property also benefits from a fully enclosed rear garden which has recently been landscaped, along with a driveway for three vehicles and a single detached garage. This property still has 5 years left on the LABC warranty too. Don't miss out on this fantastic family home, call us now to arrange a viewing! Virtual Tour Available.



## Ground Floor

The property can be accessed via the front slabbed pathway which leads through the foregarden to the part uPVC double glazed entrance door into the:

### Entrance Hall 11'11" x 6'4" (3.64m x 1.95m)

A spacious area ideal for coat and shoe storage, with an under-stairs cupboard, stairs that lead to the first floor landing and doors which lead to the Lounge, Family Room/Dining Room & Kitchen Diner.

### Lounge 15'2" x 10'2" (4.63m x 3.10m)

A good sized room with a front aspect uPVC double glazed bay window which overlooks the peaceful cul-de-sac and communal green.

### Family Room/Dining Room 11'9" x 8'11" (3.60m x 2.74m)

With a front aspect uPVC double glazed bay window, currently used as a Dining Room but with great potential to be a Family Room, Play Room, Home Office or even a sixth Bedroom. A large opening leads into the

### Kitchen/Diner 13'6" x 15'8" (4.12m x 4.80m)

A bright and sunny room with a rear aspect uPVC double glazed window, uPVC double glazed velux roof window and uPVC double glazed french doors which lead to the rear garden patio area. Fitted with a range of matching cashmere wall, base and drawer units with an upgraded black granite work top over, with a one and a half bowl inset sink, recently fitted with an instant boiling hot water tap. There's a customised large kitchen breakfast island, also with upgraded granite worktop and integrated appliances include a Zanussi, five ring gas burner hob with extractor hood over, a Zanussi double oven, integrated fridge/freezer and integrated dishwasher. A feature arched opening leads into the:

### Utility Room 6'1" (max) x 6'10" (1.87m (max) x 2.10m)

With a rear aspect, part uPVC double glazed door which leads to the rear garden & fitted with a granite effect worktop with space and plumbing beneath for a free-standing washing machine. Recently upgraded by the vendors, this room also includes fitted cashmere wall and base units and fitted shelving, providing extra household storage. A door from here leads into the:

### Downstairs Cloakroom 5'4" x 2'9" (1.65m x 0.85m)

With a side aspect uPVC double glazed window with obscured glass and fitted with a dual flush WC and wall hung wash hand basin.

## First Floor

Stairs from the Entrance Hall lead to the first floor landing where there's a front aspect uPVC double glazed window, stairs that lead to the second floor and doors which lead to the Master Bedroom, Bedroom Two, Bedroom Five and the Family Bathroom.

### Master Bedroom 12'9" x 10'2" (3.90m x 3.11m)

With a front aspect uPVC double glazed window overlooking the peaceful cul-de-sac and communal green and a feature arched opening which leads into the:

### Dressing Area 7'11" x 2'7" (to wardrobe door) (2.43m x 0.79m (to wardrobe door))

With a rear aspect uPVC double glazed window and fitted sliding wardrobes, providing plentiful storage space. A door opens into the:

### En-suite 7'11" x 5'2" (2.43m x 1.59m)

A part tiled room with a rear aspect uPVC double glazed window with obscured glass and fitted with a modern three piece suite consisting of dual flush WC, large shower enclosure with mains shower & pedestal wash hand basin. This room also has an extractor fan and wall mounted radiator.

### Bedroom Two 10'8" x 9'1" (3.26m x 2.79m)

A room of double proportion with a front aspect uPVC double glazed window overlooking the quiet cul-de-sac and communal green.

### Bedroom Five/Study 10'0" x 9'1" (max) (3.07m x 2.78m (max))

Currently used as a home office, this room is still of double proportion, with a rear aspect uPVC double glazed window which overlooks the lovely landscaped rear garden.

### Family Bathroom 6'7" (max) x 8'5" (2.02m (max) x 2.58m)

A part tiled room with a rear aspect uPVC double glazed window with obscured glass and fitted with a modern four piece suite consisting of panelled bath, dual flush WC, pedestal wash hand basin and shower cubicle with main shower. This room also has an extractor fan and a wall mounted radiator.

## Second Floor

Stairs from the first floor landing raise to the second floor where there's a uPVC double glazed velux roof window providing plenty of light and a quaint space, ideal for relaxing in an armchair with a cup of tea. Doors lead

to Bedroom Three, Bedroom Four and the Shower Room and a further door opens to a large airing cupboard which also houses the hot water tank.

### Bedroom Three 17'1" x 10'5" (5.23m x 3.19m)

A spacious double bedroom with a front aspect uPVC double glazed window and a rear aspect uPVC double glazed velux roof window. With ample space for large furniture, currently accommodating a super-king sized bed.

### Bedroom Four 11'11" x 7'0" (3.64m x 2.15m)

Another double bedroom with a front aspect uPVC double glazed window, currently used as a dressing room with recently installed fitted wardrobes, providing lots of extra storage.

### Shower Room 5'5" x 6'6" (1.66m x 1.99m)

A part tiled room with a rear aspect velux roof window and fitted with a modern three piece suite consisting of dual flush WC, pedestal wash hand basin and shower cubicle with mains shower. This room also has an extractor fan and a wall mounted radiator.

## Outside & Parking

This property benefits from a fully enclosed, recently landscaped garden which has a large patio area, ideal for entertaining and a good sized lawned area with wooden sleeper beds to the rear. A side gate provides access to the large driveway which provides parking for three vehicles and in turn, access to the:

### Single Detached Garage 19'8" x 9'10" (6.00m x 3.00m)

With an up and over door and lots of storage space.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2354 per annum.

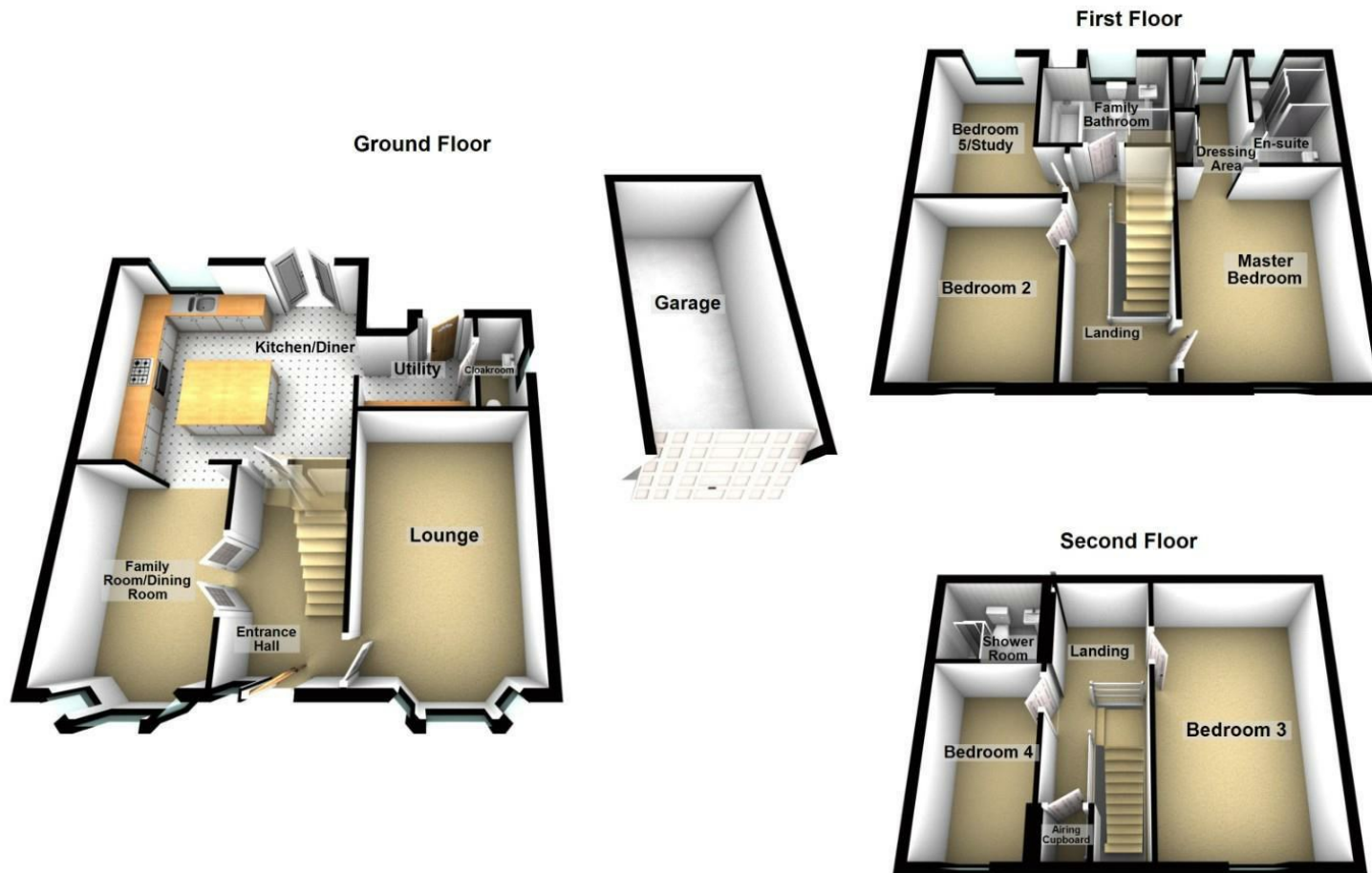
## Directional Notes

From Matlock Crown Square take Causeway Lane before turning second left into Steep Turnpike by the Mazzi restaurant. Rise up the hill and at the following T junction bear left into Chesterfield Road. Continue rising, passing the Duke of Wellington public house on your left, continuing past the pedestrian crossing and Highfields school on your right. Just after the 40 mile per hour sign, take a right hand turn into Bentley Bridge Road (Thornberries). Follow the road around to the right hand side and Millstone Court can be found on the right, on a cul-de-sac of four houses.









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.

