



GRANT'S  
OF DERBYSHIRE

39 Drabbles Road, Matlock DE4 3LD  
Offers Around £305,000

Grant's of Derbyshire are delighted to offer For Sale, this three bedroom, semi-detached property which is situated just a short walk away from Matlock town centre. This house combines the tranquillity of a residential area with the convenience of easy access to local amenities including schools, shops, and restaurants. The house benefits from uPVC double glazing and gas central heating throughout (boiler and radiators 6-7 years old) and briefly comprises: Porch, Entrance Hallway, Living Room, Dining Room, Modern Kitchen (fitted Oct 2023), Office, Utility Area and Separate WC to the ground floor, then Three Bedrooms and a Family Bathroom (fitted 2023) to the first floor. The house is very well presented throughout and all carpets upstairs are brand new. One of the highlights of this lovely home is the rear garden which is mostly laid to lawn with an abundance of fruit trees and plants, providing a fantastic outdoor space for gardening and al fresco dining. There's also a small front garden and a driveway, providing off road parking for one vehicle. Ideal first time buy, family home or buy-to-let. Viewing highly recommended.



## Location

Matlock is a busy market town in Derbyshire and offers a wide variety of independent shops, restaurants and bars all within easy walking distance of this property. Matlock provides the perfect gateway for Walking & Cycling in the Peak District and the surrounding countryside with a varied rural history.

## Accessing the property

The property can be accessed via the front garden steps which lead to a pathway and directly to the sliding front entrance door. This opens into the:

### Porch 6'1" x 2'5" (1.87m x 0.74m)

The ideal space for coat and shoe storage with a door that opens into the:

### Entrance Hallway 12'1" x 7'3" (max) (3.70m x 2.21m (max))

With a front aspect window with obscured glass, laminate wooden flooring and doors that open to the Living Room & the Kitchen. There's a handy under-stairs storage cupboard and the stairs rise to the first floor landing.

### Living Room 13'10" x 12'0" (4.22m x 3.66m)

A lovely and bright room with a front aspect uPVC double glazed window which overlooks the quaint front garden and Drabbles Road beyond. Also with an eye-catching, inset Morse log-burner, perfect for those cosy nights in.

### Dining Room 9'8" x 9'11" (2.95m x 3.03m)

With a rear aspect uPVC double glazed window which provides the most stunning countryside views and with enough space for a family sized dining table and chairs.

### Kitchen 9'8" x 9'2" (2.96m x 2.80m)

With a rear aspect uPVC double glazed window with superb views, similar to those of the Dining Room and attractive decorative vinyl flooring. This room has recently been fitted with a brand new suite (October 2023), consisting of contemporary light grey wall, base and drawer units with granite effect work tops over and a black inset composite sink with mixer tap. Integrated appliances include a NEFF induction hob with extractor hood over, a standing height NEFF double oven, under-counter fridge & automatic washing machine. There's also a ladder style radiator and one of the wall units

houses the 'Ideal' combi boiler. One door opens to the under-stairs pantry (1.81m x 0.73m), perfect for storing food and kitchen essentials, or even household items and another door opens into the:

### Utility Area 7'10" (max) x 4'6" (2.39m (max) x 1.39m )

With a rear aspect uPVC double glazed door which opens to the rear garden. Here, there's space for free-standing appliances such as a freezer and/or extra fridge if desired. Internal doors from here lead into the Downstairs WC and the Office.

### Downstairs WC 4'6" x 3'1" (1.38m x 0.94m)

With vinyl flooring and a rear aspect uPVC double glazed window with obscured glass. Fitted with a two piece suite consisting of dual flush WC and pedestal wash hand basin, there's also a chrome ladder style towel rail.

### Office 14'3" x 7'6" (4.36m x 2.29m)

Formerly the garage, this room has dual aspect windows and provides a lot of versatility. Currently an office but with the option to be a play room, snug, extra bedroom or even a home gym!

## First Floor

Stairs rise from the Entrance Hallway to the first floor landing where there are two side aspect uPVC double glazed windows. Doors from here lead to all three Bedrooms and the Family Bathroom. This area has recently had a new carpet fitted.

### Bedroom 1 11'10" x 11'11" (3.63m x 3.65m)

A spacious and bright room with a new carpet and two front aspect uPVC double glazed windows with stunning views towards Riber Castle.

### Bedroom 2 11'10" x 11'11" (3.61m x 3.64m)

Another bright and spacious double bedroom, with a new carpet and a rear aspect uPVC double glazed window which provides the most superb views over the rear garden and countryside beyond.

### Bedroom 3 8'11" x 7'2" (2.72m x 2.20m)

The smallest of the three bedrooms but with enough space for a single bed & some storage, this room has a new carpet and a front aspect uPVC double glazed window which overlooks Drabbles Road and the countryside beyond.

### Family Bathroom 9'1" x 5'6" (2.79m x 1.68m)

With dual aspect uPVC double glazed windows with obscured glass and vinyl flooring. Recently fitted with a new four piece suite consisting of dual flush WC, vanity style wash hand basin with mixer tap, panelled bath tub and corner shower cubicle with mains shower over. This room is part tiled with tile-effect wall panels and there's a chrome ladder style towel rail too.

### Laundry Area 8'4" x 3'1" (2.55m x 0.96m)

From the front of the property, there's an additional room which has a uPVC double glazed door. This area is currently being used as a laundry area, ideal for a tumble dryer and/or extra freezer if desired.

## Outside & Parking

To the front of the property there's a small garden blooming with an abundance of shrubs and colourful flowers including tulips and bluebells, and with enough space for a small garden bench if desired. To the rear, there's a substantial garden, mostly laid to lawn with plentiful shrubs, plants & fruit trees, including apple, pear and cherry. As this area blossoms, it will soon become it's own little orchard. There's a small patio area too, which is perfect for al-fresco dining and summer barbeques whilst being able to admire the stunning countryside views which surround this property. In addition, there are two sheds, the larger having power and light and this property also benefits from a driveway to the front, providing off-road parking for one vehicle. Further on-road parking can be found on Drabbles Road.

## Directional Notes

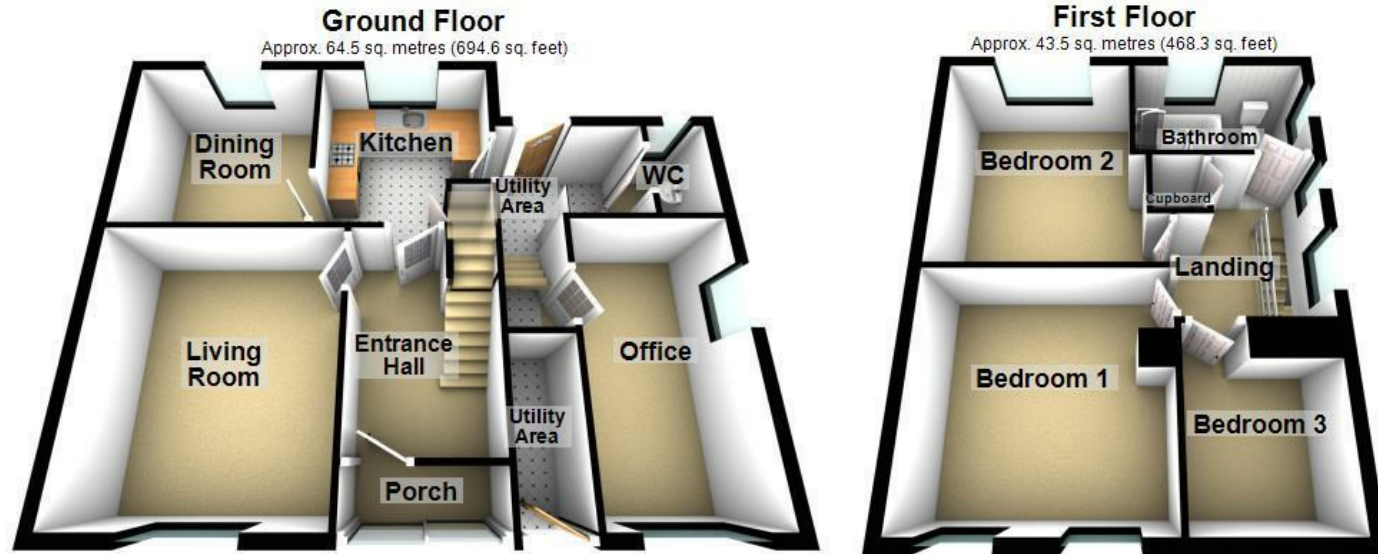
From Matlock Crown Square, take the A6 north proceeding out of the town and taking the first right into Dimple Road. Proceed up the hill and the road naturally continues into Hurds Hollow, before taking the first right into Drabbles Road proceeding around the 'S' bend and the property can be found located on the left hand side identified by our For Sale board.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.







Total area: approx. 108.0 sq. metres (1162.9 sq. feet)

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.

