



GRANT'S  
OF DERBYSHIRE

23 Linden Grove, Matlock DE4 3EN  
Offers Over £240,000



Grant's of Derbyshire are pleased to offer For Sale, this extended four bedroom semi-detached property which is located in the picturesque town of Matlock. Being close to the town centre, you'll have easy access to local amenities, shops, restaurants & the ever popular Hall Leys Park. Presented to a very high standard, this property benefits from gas central heating, uPVC double glazing and a number of energy saving measures including low energy lighting and a heat recovery ventilation system. The property briefly comprises; Entrance Hallway, Breakfast Kitchen, Open Plan Living Room / Dining Area and a Utility/WC to the ground floor, then to the first floor - Four Bedrooms with an En-suite Shower Room to Bedroom 1 and a Family Bathroom. One of the standout features of this property is the motor home car port, providing convenient off-road parking for your outdoor adventures, with additional off-road parking for one further vehicle and additional on-road parking on Linden Grove. There are also fully enclosed, landscaped gardens to the front and rear of the property, with unrivalled views towards Riber Castle. Viewing Highly Recommended.



## Ground Floor

The property is accessed via steps and a metal garden gate, which take you via the front garden with paved patio area. The part glazed uPVC double glazed door opens into the:

### Entrance Hall 10'5" x 6'5" (3.18m x 1.96m)

With a ceramic tiled floor and staircase which leads to the first floor landing. There's a built in cupboard which houses the consumer unit and electric meter and an internal, part glazed wooden door opens into the:

### Breakfast Kitchen 19'10" x 8'0" (6.05m x 2.44m)

A spacious and well lit room thanks to the uPVC double glazed patio doors which lead out to the rear garden and the front aspect uPVC double glazed window which overlooks the front garden and provides superb views towards Riber Castle. Fitted with a range of contemporary wall, base and drawer units with a granite effect work top over with a one and a half bowl stainless steel sink with mixer tap. There's a wooden breakfast bar, perfect for that morning 'cuppa' and a handy under-stairs storage cupboard, ideal for household items. Integrated appliances include an electric Samsung oven, gas Nardi hob with stainless steel extractor hood over and a family sized dishwasher. There is ample space for an upright fridge freezer (currently in situ), as well as additional furniture if desired. An opening leads into the Living Room / Dining Area and a wooden door opens into the:

### Utility / WC 7'10" x 2'11" (2.39m x 0.89m)

With ceramic tiled flooring and a rear aspect uPVC double glazed window with obscured glass. Fitted with a low level flush WC and a wall mounted wash hand basin, there's also space and plumbing for an automatic washing machine and tumble dryer.

### Dining Area 12'7" x 10'0" (3.84m x 3.07m)

With a large uPVC double glazed window to the rear aspect and ample space for a family sized dining table and chairs. An opening leads directly into the:

### Living Room 14'0" x 10'4" (4.29m x 3.15m)

With a large uPVC double glazed bay window overlooking the front garden and again, providing

superb views towards Riber Castle. There is a stone built fireplace with inset gas fire, TV & Satellite connection points.

## First Floor

Stairs rise from the Entrance Hallway to the first floor landing, where on arrival, there is access to the loft. Wooden doors open to all Four Bedrooms and The Family Bathroom.

### Bedroom 1 14'0" x 10'5" (4.29m x 3.18m)

With a large uPVC double glazed window to the front aspect with superb views towards Riber Castle and the surrounding Derbyshire hills. This room has wood laminate flooring, a TV point and a further door which leads into the:

### Ensuite Shower Room 7'4" x 5'10" max (2.26m x 1.78m max)

Stylishly tiled and with a concealed cistern, this room is fitted with a wall hung dual flush WC, bidet, a wall mounted wash hand basin and a recessed shower cubicle with thermostatic shower over. There's inset spotlights and an obscured glass uPVC double glazed window to the front aspect. A built in cupboard provides storage for linen and towels and there's also a heated towel rail.

### Bedroom Two 10'7" x 10'2" (3.23m x 3.12m)

A second double bedroom with a rear aspect uPVC double glazed window which overlooks the lovely landscaped rear garden. There's a built in wardrobe with drawer units below and a fitted desk with shelving above.

### Bedroom Three 10'0" x 7'1" (3.05m x 2.16m)

With a uPVC double glazed window overlooking the rear garden. This room is also of double proportion but is currently used as a home office / single bedroom.

### Bedroom Four 9'1" x 8'0" max (2.77m x 2.44m max)

With a uPVC double glazed window overlooking the rear garden and TV point. Currently utilised as a computer room.

### Family Bathroom 9'10" x 8'0" (3.00m x 2.44m)

A larger than average bathroom with an obscured glass uPVC double glazed window to the front aspect. Fitted with a modern four piece suite consisting of a wall hung wash hand basin, a close coupled dual flush WC, curved panelled bath with tiled surround and a corner shower cubicle with chrome effect shower over and tiled surround. There is a ceramic tiled floor covering, chrome heated towel rail and recessed spotlights.

## Outside & Parking

To the front of the property is a driveway providing off-street parking for one vehicle, alongside a small bike garage with roller door and a large motor-home car port. The garage and car port both have power points and the concrete hard-standing of the car port would enable somebody to build a larger garage if preferred. Central steps lead to a metal garden gate and provide access to the fully enclosed front garden which has a small lawned area and a paved patio area which enjoys superb views towards Riber Castle and the Derbyshire hills. To the rear of the property is a fully enclosed, private landscaped garden which is tiered on three levels. The first with a patch of artificial grass, the second with a large planter which has an abundance of beautiful shrubs and plants and the third with a large paved patio area with rotary washing line, two sheds (the larger having power and light) and two decked areas. Please note, the smaller green shed isn't included in the sale of the property.

## Directional Notes

From Crown Square in Matlock, follow the road towards Matlock Green. Go straight over the mini-roundabout, following the road for a short distance. Turn left onto Lime Tree Road then take the second right turn into Hurst Rise and first left into Linden Grove, where the property can be found on the left hand side as 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 B which is currently £1730 per annum.

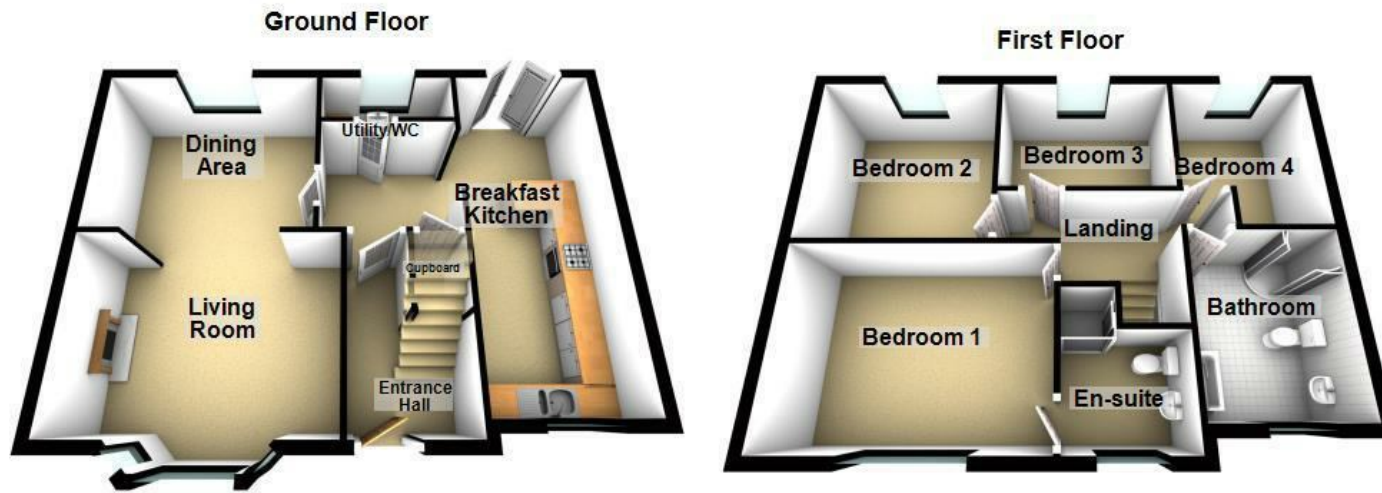












This plan is only offered as a guide to the layout. Please Do Not Scale  
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