



GRANT'S
OF DERBYSHIRE

61 Victoria Hall Gardens, Matlock DE4 3SQ
Offers Around £225,000

This very well presented three bedroom, end terrace house, located on a quiet cul-de-sac in the popular town of Matlock, is now available For Sale. This charming property is just a short distance from Matlock town centre where there is a wealth of local amenities including shops, restaurants, public houses and parks, it also benefits from having some lovely rural walks right on the door step. The property has gas central heating and double glazing throughout and briefly comprises: Entrance Hallway, Sitting Room, Kitchen and Guest Cloakroom to the ground floor, then Three Bedrooms (one with an Ensuite Shower Room), and a Family Bathroom to the first floor. Benefiting from uPVC double glazing and gas central heating throughout, this home also has parking for several cars and a detached garage. There is a delightful terraced garden to the rear of the property as well as a seating area to the front from which to enjoy views of the surrounding area. This is an efficient home with relatively low energy costs, brand new radiators and a boiler that has been fully serviced regularly, it also has recently installed gutters, soffits and fascias. No Upward Chain.



Location

Victoria Hall Gardens is a popular development just a short distance from the centre of the county town of Matlock, as well as being part of the Smedley Street community with all the local shops, bars and cafes the area has to offer. The property is also well within reach of the neighbouring towns of Chesterfield and Bakewell, with the cities of Sheffield, Derby and Nottingham all in commuting distance. The delights of the Derbyshire Dales and Peak District countryside are also very close at hand.

Ground Floor

The property is entered via the part glazed, stained glass uPVC door which leads into the

Entrance Hall

A useful space from where the stairs lead up to the first floor and doors lead into the Guest Cloakroom, Kitchen and Sitting Room.

Kitchen 12'9" x 8'10" (3.90 x 2.71)

This contemporary kitchen is fitted to a high standard with a great range of wall, base and full height units, wood effect worktops and attractive, metro-style tiled splashback. There is a white, ceramic sink with swan neck mixer tap and integrated appliances include oven and grill, combination microwave oven, fridge freezer and four ring gas hob. There is space and plumbing for a washing machine as well as room for a dining table, plus brand new vinyl flooring.

Sitting Room 14'10" x 11'11" (4.53 x 3.65)

A spacious and light room with French Doors opening directly onto the patio and overlooking the terraced garden. There is a gas fire set within an attractive surround and mantel.

Guest Cloakroom 5'8" x 2'3" (1.73 x 0.70)

Housing a white dual flush WC and wash basin.

First Floor

Stairs rise to the first floor landing where doors lead to the three bedrooms and family bathroom.

Bedroom One 11'2" x 10'4" (3.42 x 3.15)

A spacious and light room with a window to the front aspect. Doors opens into the ensuite shower room and airing cupboard.

Ensuite Shower Room 5'5" x 5'4" (1.67 x 1.64)

With a window to the front aspect, this shower room is fully tiled and well equipped with a corner shower unit, dual flush WC and pedestal sink.

Bedroom Two 9'3" x 8'6" (2.84 x 2.61)

A good sized room with a window to the rear aspect that overlooks the garden.

Bedroom Three 9'3" x 5'11" (2.84 x 1.82)

With a window to the rear aspect that overlooks the garden.

Family Bathroom 6'2" x 5'5" (1.90 x 1.66)

A brand new and very well appointed, fully tiled family bathroom with a carronite bath, walnut effect vanity unit with matching concealed flush WC. There's an illuminated mirror and a radiator that runs off the central heating but also has an electric spur to warm towels during the summer months. There is a ceramic tiled floor.

Outside & Parking

To the rear of the property is a delightful, fully enclosed terraced garden which includes a variety of mature plants and various seating areas from which to enjoy the peaceful surroundings. French doors from the sitting room open directly onto a patio, the perfect space for outdoor dining and entertaining. There is a wooden garden shed,

ideal for storing all your garden equipment, plus two electric points (one front, one back) and an outside tap. A gate opens to a path providing paved access to the side and front of the property. To the front of the property you'll find a seating area where you can enjoy views of the surrounding hills and locality. Steps lead down to the large, block-paved driveway and detached garage, offering parking for several vehicles.

Garage 16'8" x 8'2" (5.10 x 2.50)

A good sized, detached garage with power and lighting, an up and over door with a recently installed spring mechanism and the added benefit of extra space in the loft area.

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.

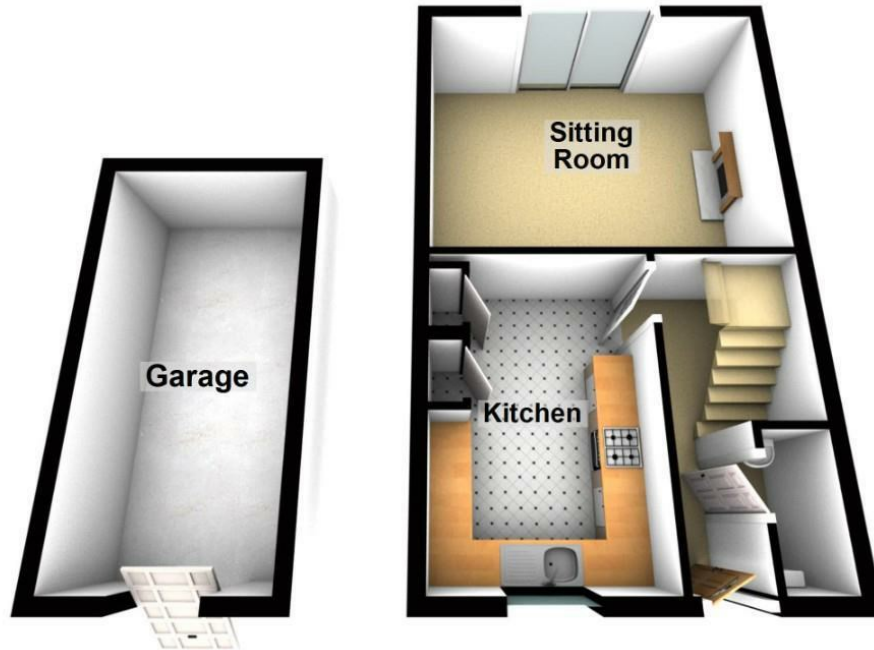
Directional Notes

The property is best approached by leaving Matlock Crown Square in the Centre of Matlock, up Bank Road and turning right into Smedley Street East just opposite County Offices. After a short distance, turn left into Victoria Hall Gardens and keep bearing right. The property is on the left, at the end of the cul-de-sac.





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.

