



GRANT'S  
OF DERBYSHIRE

116 Derby Road, Matlock Bath DE4 3PY  
Offers Around £184,950



We are delighted to offer For Sale, this charming terraced character cottage, located on Derby Road in the popular village of Matlock Bath. This lovely home benefits from uPVC double glazing and gas central heating throughout and briefly comprises; Entrance Hallway, Kitchen/Diner and Living Room to the ground floor, then two generously sized double bedrooms & Bathroom to the first floor. One of the highlights of this property is the large tiered rear garden with beautiful views, ideal for enjoying the outdoors, gardening, or hosting summer barbecues with friends and family. The sought-after location adds to the appeal of this home, providing convenience for travel as well as a sense of community. Viewing highly recommended!



## Ground Floor

The property is accessed via steps which lead to the fully enclosed foregarden and to the front entrance door. This opens into the:

### **Entrance Hallway 5'11" x 2'5" (1.81m x 0.75m)**

With a stylish wooden lintel above the doorway, stairs that rise to the first floor landing and an opening that leads into the:

### **Kitchen/Diner 21'9" (max) x 10'10" (max) (6.65m (max) x 3.32m (max))**

With tiled flooring, spotlights to the ceiling and two rear aspect uPVC double glazed windows which overlook the spacious rear garden. Fitted with a contemporary grey kitchen suite which consists of a range of matching wall, base and drawer units, with granite sparkle work tops over and an inset sink with mixer tap. Integrated appliances include a Lamona electric hob with extractor hood over, a Lamona electric oven, Lamona microwave, slimline dishwasher and automatic washing machine. There's a cove for a free-standing American style fridge-freezer as well as two storage cupboards, ideal for household items. The rear, part glazed uPVC door leads out to the garden and an internal wooden door opens into the:

### **Living Room 15'8" (into bay window) x 10'11" (4.80m (into bay window) x 3.34m)**

With a front aspect uPVC double glazed bay window, wooden beams to the ceiling and an

exposed brick fireplace with stone hearth and multi-fuel stove.

## First Floor

Stairs rise from the Entrance Hallway to the first floor landing where there's a rear aspect window and doors lead to both bedrooms and the bathroom.

### **Bedroom 1 15'7" (max) x 12'4" (max) (4.77m (max) x 3.76m (max))**

A spacious a light double bedroom with dual aspect uPVC double glazed windows. Ample space for a king sized bed and further items of furniture.

### **Bedroom 2 13'8" x 10'11" (4.19m x 3.35m)**

Also of double proportion and with dual aspect uPVC double glazed windows. This room has an attractive exposed brick feature wall.

### **Bathroom 9'10" (max) x 8'5" (max) (3.00m (max) x 2.57m (max))**

A contemporary, part tiled room with a front aspect uPVC double glazed window with obscure glass, tiled floor and spotlights to the ceiling. Fitted with a three piece suite consisting of dual flush WC, vanity style wash hand basin and 'P' shaped bath with glass shower screen and mains waterfall shower over. There's also a chrome ladder style heated towel rail and a radiator.

## Outside & Parking

This property benefits from a bigger than average, fully enclosed rear garden. It is tiered over three levels, the first is laid to lawn with a paved pathway, garden shed and rotary washing line, the second is fully paved with railings to the front, providing the perfect spot for alfresco dining, and the third is laid to lawn with a second wooden shed and the most beautiful countryside rooftop views. To the top of the garden there is a wooden gate, which provides access to the woodlands behind. There is one off-road parking space on the lane that leads to the property.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1483 per annum.

## Directional Notes

The approach from our office in Wirksworth Market Place is to drive in the direction of Cromford and upon reaching the traffic lights at the bottom, turn left onto the A6 towards Matlock. Continue along the A6 for a short period and look out for the slip road on the left hand side, just before the pull-in for the bus stop. Continue up this private road and the property will be found on the left hand side as identified by our For Sale board. Please note, on your first visit, it would be worth parking at Masson Mill car park on the A6 (payable parking at £1.20/hour) and walking up to the property.

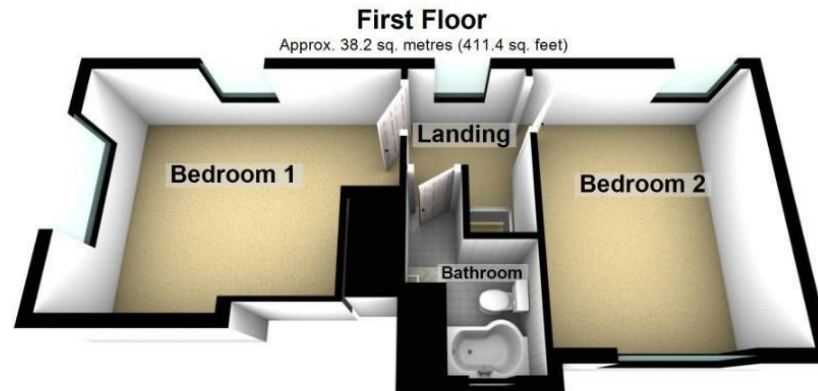
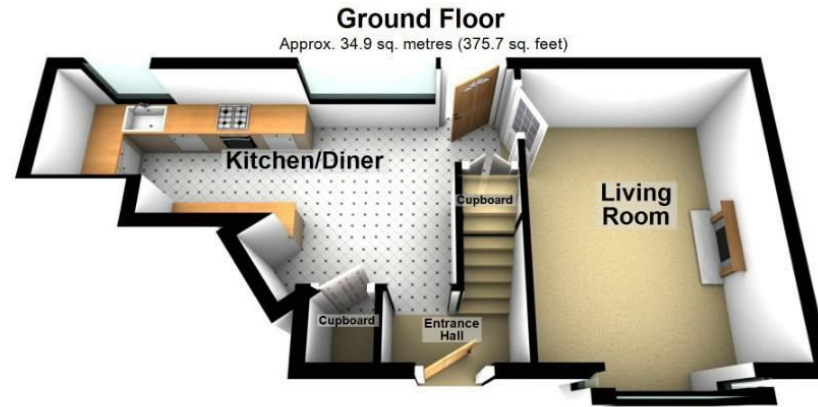












This plan is only offered as a guide to the layout. Please Do Not Scale  
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