



GRANT'S
OF DERBYSHIRE

33 Stanton Moor View, Matlock DE4 3NE
Offers Around £275,000

Located in a peaceful cul-de-sac less than a mile from Matlock town centre is this modern semi-detached three bedroom property. Extremely well presented throughout, the accommodation itself briefly comprises entrance hallway, sitting room, dining kitchen with access to the garden, three bedrooms, en suite shower room and family bathroom. To the front of the home is a lawned foregarden alongside which is a driveway providing off road parking for one vehicle and leading to the garage. To the rear is a delightful garden which is fully enclosed by timber fencing and incorporates lawned and paved areas with attractive planted borders. The property benefits from gas central heating and uPVC double glazing throughout. No Upward Chain. Viewing Highly Recommended.



Ground Floor

To the front of the property is a part glazed door opening into the

Entrance Hallway

Having wood effect flooring and the staircase leading up to the first floor. A door to the left opens into the

Sitting Room 14'8" x 12'0" (4.48m x 3.67m)

This is a good sized and airy reception room with plenty of natural light flooding through the large box bay window to the front aspect. There are twin pendant ceiling lights, a corniced ceiling and the fireplace with raised hearth creates a pleasant focal point. A door opens to the a useful understairs storage cupboard and to the rear of the room is the door to access the

Dining Kitchen 15'2" x 9'3" (4.63m x 2.83m)

Installed just three years ago, this kitchen is fitted with a very good range of matching wall and base units and an inset one and a half bowl sink with swan neck mixer tap. One of the wall units houses the Ideal combination boiler which provides the hot water and services the central heating system. Space and plumbing is available for a washing machine and integrated appliances include the fridge, freezer and the electric oven and hob with extractor over. There is ample space for a good sized dining table and chairs. The room is lit by inset spotlights but it is an extremely light kitchen due to having a window to the side aspect along with a part glazed door to the rear and French doors opening out onto the garden.

First Floor

The stairs leading up from the entrance hallway reach the

Landing

With a window to the side aspect and doors opening to the three bedrooms and the bathroom. Double louvred doors open to a useful built-in storage cupboard.

Bedroom One 13'5" x 8'9" (4.09m x 2.67m)

This main bedroom is at the front of the property with a box bay window providing plenty of natural light. The window has an easterly and southerly aspect and allows a delightful outlook across the cut-de-sac as well as far reaching views over the rooftops to the fields and hills beyond. To the rear of the room is access to the

Ensuite Shower Room 6'11" x 3'1" (2.11m x 0.95m)

Fitted with a three piece suite comprising low flush WC, a wash hand basin with mixer tap set within a vanity unit and a walk-in shower cubicle with thermostatic shower. There is also a ladder style heated towel rail and an extractor fan.

Bedroom Two 9'4" x 8'8" (2.86m x 2.65m)

The second double bedroom is to the rear of the home with a large window overlooking the garden. There is also access to the part boarded loft space via the hatch in this room.

Bedroom Three 7'6" x 6'1" (2.30m x 1.87m)

The third bedroom has a window to the front aspect and would serve equally well as a dressing room or home office.

Bathroom 6'2" x 6'1" (1.89m x 1.86m)

This part tiled bathroom is fitted with a concealed unit WC, wash hand basin with vanity unit beneath and an L-shaped bath with shower over. The room is lit by inset spotlights and there is an obscured glass window to the rear aspect. There

is a ladder style heated towel rail and an extractor fan.

Outside

To the front of the property is a lawned garden with an adjacent driveway providing off road parking for one vehicle and leading to the garage. There is the potential to create a double width driveway.

To the rear of the home is a most pleasant garden which is fully enclosed by timber fencing. The garden incorporates a paved area, a gravelled space and a lawn with well stocked borders. A pathway leads around to the

Garage 17'0" x 9'1" (5.19m x 2.78m)

Accessed via an up and over door to the front as well as the personnel door to the rear. There is a window to the rear aspect and the garage benefits from both power and light and has ample storage within the roof space.

Council Tax Information

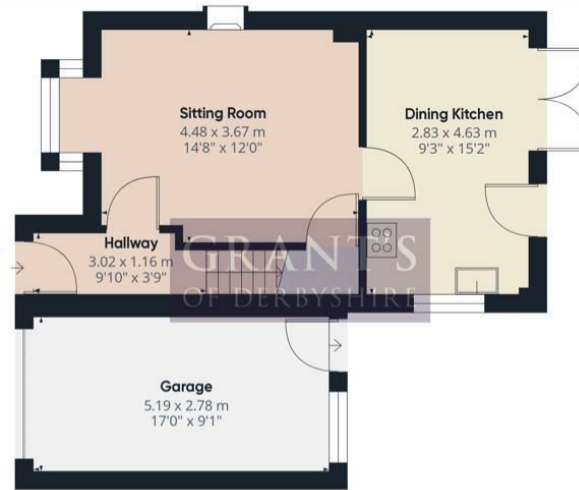
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.

Directional Notes

From Matlock Crown Square, take the A6 north in the direction of Bakewell. After passing the Arc Leisure Centre and Premier Inn, Stanton Moor View is the fourth turning on the right. Proceed up the hill, towards the top, and number 33 can be found on the left hand side.







Floor 0



Floor 1

Approximate total area⁽¹⁾

83.42 m²
897.92 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

