



GRANT'S  
OF DERBYSHIRE

5 Snitterton Road, Matlock DE4 3LZ  
Offers Around £335,000

Occupying a central location in Matlock, the County Town of Derbyshire, is this charming and beautifully presented period townhouse. Retaining many original features yet sympathetically modernised, the accommodation is set over three floors, is deceptively spacious, and briefly comprises entrance hallway, ground floor reception room/guest room/home office, dining kitchen with pantry storage, modern bathroom, impressive family sitting/dining room and three double bedrooms. To the rear of the home is a low maintenance garden with raised seating area. The property benefits from gas central heating with the Worcester combination boiler having been installed just two years ago. Situated in the conservation area, Snitterton Road is an attractive cul-de-sac with close proximity to all the amenities that Matlock has to offer as well as the railway station and there is also easy access to the surrounding countryside with the Limestone Way walking trail just metres away. Viewing Highly Recommended!



## Ground Floor

To the front of the property, beneath the storm porch, is an entrance door with glazed panels and window above which opens into the

### Entrance Hallway

With high ceilings, attractive cornices and stylish tiles to the floor, the staircase leads up to the first floor and doors open to the dining kitchen and the

### Reception Room / Home Office 14'2" x 12'8" (max) (4.33m x 3.87m (max))

This is a spacious room with high ceilings adorned with elegant cornices and a large window to the front aspect allowing ample natural light to flood in. The room's flexible use makes it adaptable to various needs, and it is currently utilised as a home office.

### Dining Kitchen 17'2" x 10'9" (5.25m x 3.30m )

This kitchen is fitted with a good range of wooden base units beneath wooden work surfaces with an inset one and a half bowl ceramic sink with swan neck mixer tap and stylish tiled splashbacks. Within the chimney breast is the Leisure range cooker with attractive painted wooden surround. Under counter space and plumbing is available for a dishwasher along and there is space for a freestanding fridge freezer. There is ample space for a dining table and chairs. The room is lit by inset spotlights as well as pendant lights. Part glazed double doors to rear open to exterior and within the room is a door opening to the

### Pantry 10'1" x 2'7" (3.08m x 0.80m)

A most useful room, fitted with shelving and having the space and plumbing available for a washing machine and a tumble drier.

### First Floor

The stairs leading up from the entrance hallway reach the

### Landing

With a sash window to the rear aspect and the

staircase continuing up to the second floor. Doors open to the sitting room, bathroom and the bedroom on this floor.

### Sitting/Dining Room 20'2" x 14'0" (max) (6.17m x 4.28m (max))

This impressive family reception room is spacious, features wooden flooring and has two windows to the front aspect bringing in plenty of natural light. The lounge area boasts a fireplace with a raised hearth, while a second fireplace in the dining area adds to the room's charm.

### Bathroom 8'10" x 8'1" (2.70m x 2.48m )

This contemporary family bathroom features a partially tiled design, offering a sleek and modern look. It is fitted with a three piece suite comprising dual flush WC, a wall-hung wash hand basin with mixer tap and a panelled bath with a shower over. The room is lit by inset spotlights to the ceiling, while an obscured glass sash window to the rear aspect maintains privacy while allowing natural light to filter in. A built-in cupboard to one corner houses the Worcester combination boiler which services the gas central heating system and provides the hot water.

### Bedroom Three 11'8" x 10'7" (3.57m x 3.23m )

This double bedroom is to the rear of the home with a sash window looking out onto the garden and over the neighbouring rooftops.

### Second Floor

The dog leg staircase leading up from the first floor reaches the

### Landing

This second floor landing has a Velux roof light and doors opening to the two bedrooms.

### Bedroom One 15'4" x 14'0" (max) (4.69m x 4.28m (max))

This is a large double bedroom with wooden floorboards and ample space for freestanding furniture. A door opens to a good amount of useful

storage space in the eaves. The mullioned window to the front aspect offers very pleasant and far reaching views.

### Bedroom Two 20'3" x 8'11" (6.19m x 2.74m )

The second double bedroom is also of a good size and has a sash window to the rear aspect which provides an excellent outlook over the neighbouring properties towards the hillside beyond with a view of Riber Castle. Within the room is a door opening to a built-in storage cupboard.

### Outside

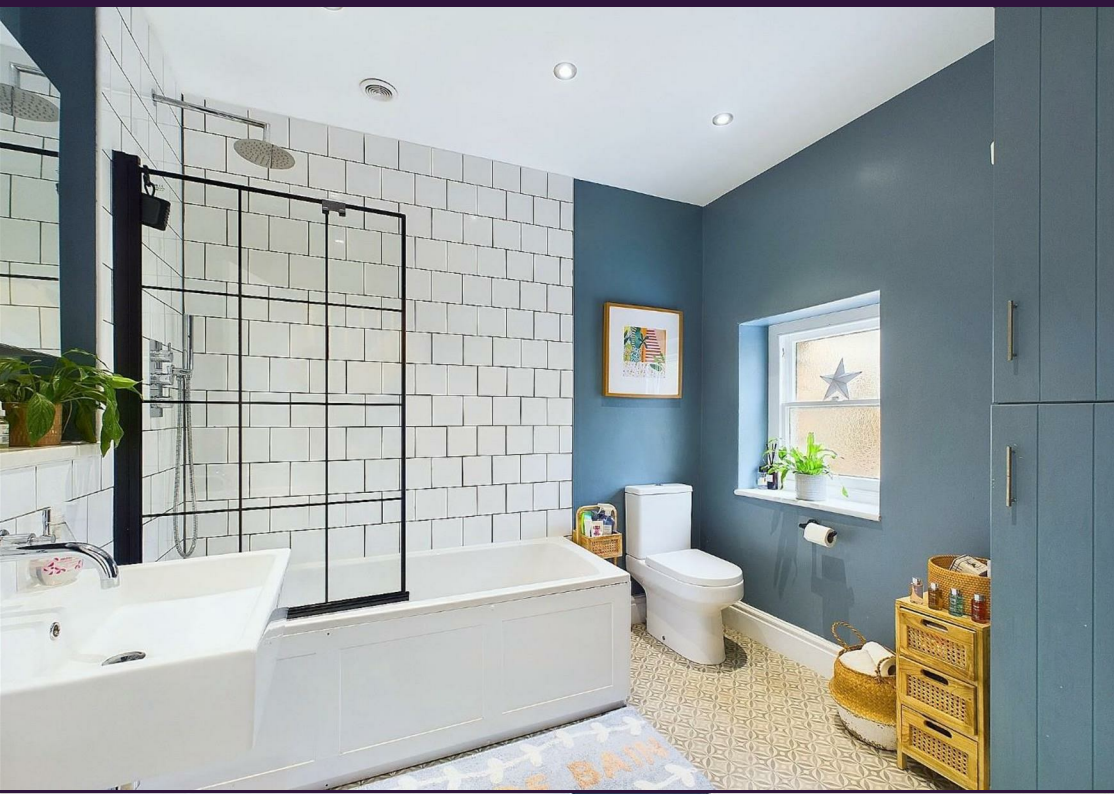
From the kitchen are double doors opening to a very pleasant and low maintenance external area. Fully enclosed and with an excellent degree of privacy, there is a raised area, perfect for outdoor dining. A high gate opens to the passageway which leads to the front of the property.

### 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

Approaching Matlock along the A6 from Matlock Bath, continue along Dale Road and into Matlock itself. Proceed for a short distance and upon reaching the second set of traffic lights, turn left into Snitterton Road. Number 5 is situated on the left hand side.







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.

