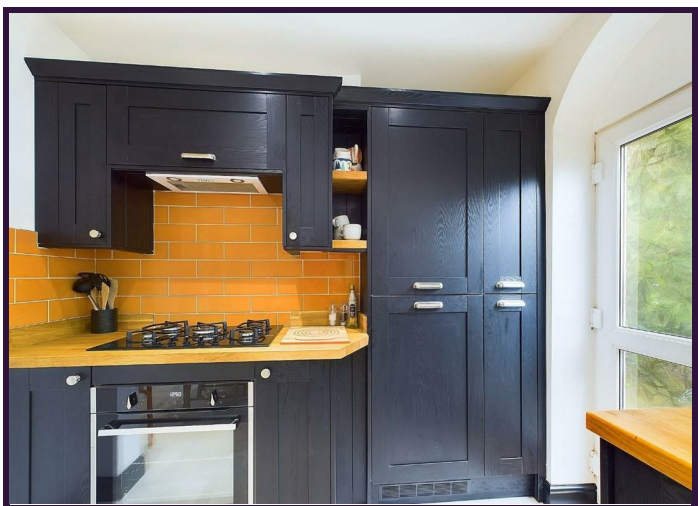




GRANT'S
OF DERBYSHIRE

120 Derby Road, Matlock DE4 3PY
Offers Around £195,000

This two bedroom end terrace character cottage has recently been beautifully renovated throughout and is now available For Sale. Enjoying an elevated position in the sought after village of Matlock Bath, this home benefits from gas central heating and uPVC double glazing throughout and is very well insulated to help lower energy bills. The accommodation comprises; entrance hall, guest WC, living room and dining kitchen on the ground floor. On the first floor there are two double bedrooms and family bathroom. Outside there is an attractive foregarden and off street parking for two cars. This property offers an exciting opportunity to own an incredibly stylish home, ideal for first time buyers or investors. Viewing Highly Recommended. Virtual Tour Available.



Location

Matlock Bath lies within a beautiful stretch of the Derwent Valley and provides easy access to the delights of the Derbyshire Dales and The Peak District National Park, the village boasts a vibrant community and lots of amenities. Matlock, Wirksworth, Cromford and Ashbourne are just some of the towns that are also close by. Matlock Bath and Cromford both have railway stations, providing easy access to the National Rail Network. This home enjoys an elevated position with wonderful views across the surrounding area. The village of Cromford (a World Heritage Site), is equally accessible, and home to Sir Richard Arkwright's Cromford Mills and lots of independent shops, cafes and pubs, including the famous Scarthin Books!

Ground Floor

The property is accessed via steps and a pathway which lead to the fully glazed front entrance door. This opens into the

Entrance Hallway 6'0" x 2'5" (1.84 x 0.76)

A light space with ceramic tiled flooring and doors into the kitchen / diner, living room and

Guest WC 3'8" x 2'6" (1.14 x 0.77)

Smartly decorated and with a concealed dual flush WC and wall mounted hand basin. There is a high level obscured glass window to the side aspect.

Kitchen / Diner 13'10" x 12'3" (4.24 x 3.75)

A recently fitted and very stylish kitchen with a range of matching wall, base and drawer units. There is an electric oven and five ring gas hob with extractor over, white ceramic butler sink, solid oak worktops, stunning metro style tiled splashback and a continuation of the ceramic tiles from the hallway. You'll find an integrated slimline dishwasher and integrated full height fridge

freezer, plus a log burning stove. A door leads into the

Utility Room / Pantry 6'9" x 2'7" (2.06 x 0.79)

A good sized space with space and plumbing for a washing machine and room for all your storage needs. The combi boiler (fitted in 2023) can be found here.

Living Room 11'8" x 10'7" (3.58 x 3.25)

An elegant room with plenty of space and natural light, the front aspect window offers delightful views of the surrounding area. There are wooden beams to the ceiling and handy storage shelves and cupboards fitted either side of the chimney breast where you'll find a decorative, exposed brick fireplace.

First Floor

The side aspect window at the top of the stairs floods this space with light and offers views of the surrounding area.

Bedroom One 12'8" x 10'10" (3.87 x 3.31)

A really good sized bedroom, beautifully designed and with a front aspect window, cast iron decorative fireplace and fitted wardrobe. This room also benefits from a feature corner window, which you see as you enter the room and offers delightful views of the local area.

Bathroom 6'3" x 6'2" (1.93 x 1.89)

With a side aspect, obscured glass window and wood-effect vinyl flooring, the bathroom is fully tiled and comprises a panelled bath with thermostatic shower over, dual flush WC and vanity sink unit with a mixer tap.

Bedroom Two 8'11" x 8'11" (2.74 x 2.73)

Another good sized double bedroom with a side

aspect window, you'll also find the hatch to the loft here, which has been insulated and part boarded.

Outside & Parking

To the right of the entrance to the property is a fully enclosed foregarden which would be perfect for raised beds or equally as a charming seating area. Down some steps and in front of the property, there are two off street parking spaces.

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.





PRIVATE
PROPERTY
No public
right of way

NO PARKING
PRIVATE
DRIVEWAY



Floor 0



Floor 1

Approximate total area⁽¹⁾

47.26 m²
508.7 ft²

Reduced headroom

0.14 m²
1.51 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

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.

