



GRANT'S  
OF DERBYSHIRE

6 Collingwood Crescent, Matlock DE4 3TB  
Offers Around £365,000

Occupying a peaceful cul-de-sac location within easy reach of Matlock town centre is this four bedroomed link detached property. It is part of the Megdale development, a popular area due to its convenient location, proximity to local schools, the Arc Leisure Centre, playing fields, shops and other amenities. Extremely well presented throughout, the accommodation itself briefly comprises entrance hallway, dining kitchen, sitting room, home office/second reception room, four bedrooms, bathroom and a separate WC. There is ample off road parking to the front of the home and the driveway leads to the garage. To the rear is a delightful garden which is fully enclosed by timber fencing and incorporates lawned and seating areas. The property benefits from gas central heating and uPVC double glazing throughout. Viewing Highly Recommended.



## Ground Floor

To the front of the home is a smart entrance door with obscured glazed panels and obscured full height side window opening into the

## Entrance Hallway

With ample space for the hanging of coats and storage of footwear. The staircase leads up to the first floor and doors to each side open to the sitting room and the

## Dining Kitchen 17'4" x 9'1" (5.30m x 2.78m)

This spacious and light filled kitchen has tiled flooring and is fitted with an excellent range of wall and base units with wooden work surfaces and contemporary tiled splashbacks. The Belfast sink with mixer tap is located beneath the window to the rear aspect looking out onto the garden. There is a further window to the front which allows excellent far reaching views. Integrated appliances include the dishwasher, washing machine and freezer and there is a Smeg freestanding range cooker with ovens, grill and five ring gas hob and matching extractor hood over. There is plenty of space for a good sized dining table and chairs. Through an opening to the rear of the room is the rear hallway.

## Sitting Room 17'9" x 10'10" (5.42m x 3.32m)

This is a generously proportioned reception room with a corniced ceiling and a continuation of the wood effect flooring from the entrance hallway. The large window to the front enjoys a particularly pleasant outlook over the cul-de-sac towards the hillsides beyond. There is a second window to the side aspect and to the rear is a part glazed door into the

## Home Office/Second Reception Room 9'6" x 8'6" (2.92m x 2.60m)

Currently used as a home office, this room would work equally well as a second reception room, playroom or den. There is wood effect flooring and a large window to the rear lets in plenty of light and looks out onto the garden.

## Rear Hallway

With plenty of storage space in the area beneath the stairs. A half glazed door provides access to the exterior.

## First Floor

The stairs leading up from the entrance hallway reach the

## Landing

From where doors open to the four bedrooms, the bathroom and the WC. There is also access to the attic space and an additional door opens to a built-in cupboard which provides storage space and houses the Ideal combination boiler which provides the hot water and services the central heating system.

## Bedroom One 11'2" x 9'6" (3.41m x 2.92m )

Elegantly decorated to incorporate wood panelling to one wall is the first of the three double bedrooms. The window to the front provides superb views towards Masson Hill, above Cawdor Quarry.

## Bedroom Two 11'6" x 9'4" (3.52m x 2.87m)

This second double bedroom is also at the front of the home with the same excellent outlook as from bedroom one. It has the added benefit of a built-in storage cupboard.

## Bedroom Three 9'7" x 8'6" (2.93m x 2.61m )

With a rear aspect window overlooking the garden.

## Bedroom Four 7'11" x 7'4" (2.43m x 2.26m )

Currently used as a study, this is a good sized single room with a window to the side aspect looking out over the neighbouring rooftops towards Over Hill.

## Family Bathroom 6'0" x 5'5" (1.84m x 1.67m )

This part tiled bathroom which is beautifully presented has wood effect flooring and an obscured glass window to the rear. It is fitted with a modern three-piece suite comprising concealed unit dual flush WC, wash hand basin set within a vanity unit and panelled bath with thermostatic shower over. There is also the benefit of a ladder style towel radiator.

## WC 5'8" x 3'2" (1.74m x 0.97m)

With wood effect flooring, this room is fitted with a low flush WC and a wall hung wash hand basin with tiled

splash back. There is an obscured glass window to the rear aspect.

## Outside

The property is located in the corner of the cul-de-sac where a driveway provides off road parking and leads to the garage. Immediately to the front of the home is a paved area and below this is a gravelled area of hardstanding and a gated pathway which leads to the side of the property where there is bin storage and access to the rear garden. The raised rear garden is absolutely delightful. Of a good size and fully enclosed by timber fencing it incorporates a lawned area with planted borders and a seating area to the top corner. Alongside the lawn is a fantastic paved seating area.

## Garage 20'6" x 8'4" (6.26m x 2.55m)

Accessed via an up and over door to the front and personnel door from the rear of the home, the garage has the benefit of both power and light. To the rear of the garage is a door to the

## Utility 7'3" x 4'7" (2.23m x 1.41m)

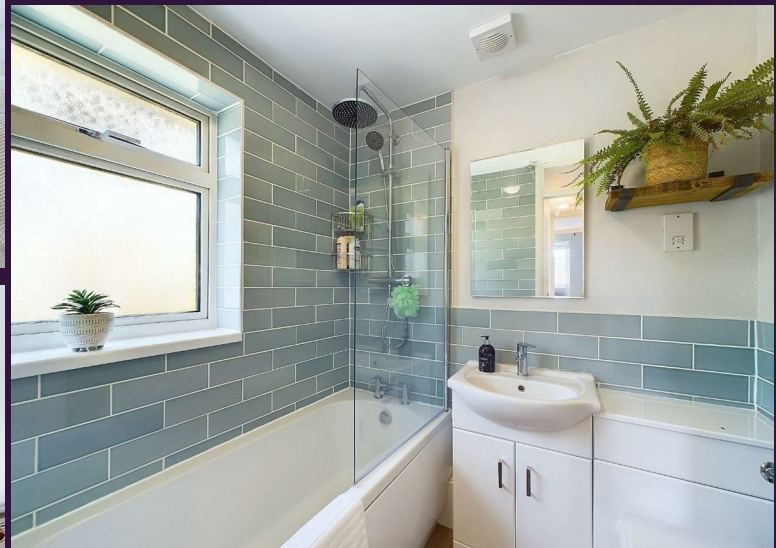
Currently used for additional storage.

## Council Tax Information

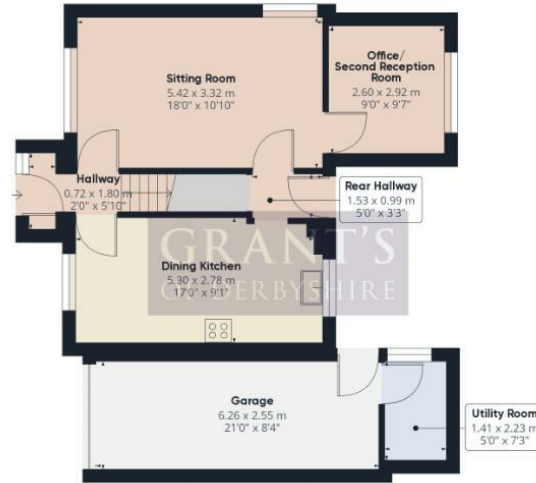
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2224 per annum.

## Directional Notes

From Crown Square in the centre of Matlock, proceed along Bakewell Road/A615 and take the first turning on the right into Dimple Road. Rise up the hill, keeping left into Hurds Hollow and as the road flattens, turn left into Megdale. Follow the road around and take the third left turn into Collingwood Crescent. Take the off shoot to the cul-de-sac on the right and number 6 is located in the top corner.







Floor 0



Floor 1

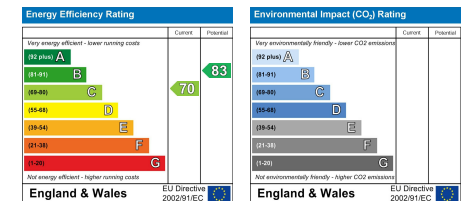
Approximate total area<sup>(1)</sup>  
112.4 m<sup>2</sup>  
1209.86 ft<sup>2</sup>

(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.

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.



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