



GRANT'S  
OF DERBYSHIRE

Yokecliffe Avenue, Matlock DE4 4DJ  
£1,000 Per Calendar Month

This recently refurbished detached bungalow is now available To Let located a short distance from this popular town of Wirksworth. The home enjoys an elevated position and enjoys superb views over the surrounding hills and countryside from the garden. The property benefits from gas central heating, uPVC double glazing and has undergone an extensive programme of refurbishment throughout. The accommodation briefly comprises; entrance hallway, sitting room, kitchen, bathroom, two double bedrooms and conservatory. Outside, there is a block paved driveway providing parking for two vehicles, garage and rear garden with sun patio. Viewing Highly Recommended. Virtual Tour Available. Available Immediately.

### Ground Floor

The property is accessed via the block paved driveway which leads up to the part glazed, composite door which opens into the

### Entrance Hallway

This L-shaped hallway has doors opening to the kitchen, sitting room, bathroom and the two bedrooms.

### Kitchen 11'5" x 8'9" (3.50 x 2.69)

With a front aspect uPVC double glazed window overlooking the foregarden. This room has wood effect vinyl flooring and is fitted with a range of contemporary wall, base and drawer units with a wood effect work top over and grey composite sink with mixer tap. There is a gas Rangemaster with extractor hood over and additional space for a large fridge, freezer, washing machine and dryer and also a dishwasher.

### Sitting Room 17'10" x 9'11" (5.46 x 3.04)

A bright and spacious room with a fitted display cabinet. The room is lit by ceiling and wall lights and there is a window to the front aspect.

### Bedroom One 13'11" x 9'11" (4.26 x 3.04)

A good sized room with a rear aspect uPVC double glazed window overlooking the rear garden. French doors open into the

### Conservatory 9'11" x 9'11" (3.04 x 3.03)

A sunny room with uPVC double glazed windows on all aspects and a rear aspect uPVC double glazed external door, providing access into the garden. There is also the benefit of heating for the cooler months and also a fan for the summer.

### Bathroom 6'4" x 5'8" (1.94 x 1.74)

Fully tiled and with a modern white suite comprising of

a paneled bath with thermostatic shower fitting over, a vanity wash hand basin with storage cupboard beneath and a low flush WC. There is a towel rail and an obscure glass uPVC double glazed window to the side aspect.

### Bedroom Two 12'0" x 8'9" (3.68 x 2.68)

A double bedroom with a uPVC double glazed window to the rear aspect with a pleasant outlook of the garden.

### Garage

A good sized garage having power and light with an electric door.

### Outside & Parking

To the front of the bungalow is an astro turf area and a paved driveway suitable for two vehicles. There is access to the side of the bungalow leading to the garage and a pleasant garden which is of a very good size. With a patio area suitable for garden furniture and an elevated area with astro turf to enjoy the fantastic views of the surrounding countryside.

### Directional Notes

From our Wirksworth office, proceed in the direction of Derby and turn right at the traffic island into Summer Lane. Take the next turning on the right into Yokecliffe Drive and after a short distance turn left into Yokecliffe Avenue where number 18 will be found on the left hand side.

### 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.



### Ground Floor

Approx. 61.4 sq. metres (661.4 sq. feet)



Total area: approx. 61.4 sq. metres (661.4 sq. feet)

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

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.



