



GRANT'S
OF DERBYSHIRE

28 Rutland Street, Matlock DE4 3GN
Offers Around £195,000

Grant's of Derbyshire are delighted to offer For Sale, this well-presented mid-terraced property, located just a stones throw away from Matlock town centre. Set over three floors, this property benefits from uPVC double glazing and gas central heating throughout and briefly comprises: Rear Entrance Lobby, Bathroom, Kitchen/Diner & Sitting Room to the ground floor, Two Double bedrooms to the first floor and a third Double Bedroom to the second floor. There is off-road parking for one vehicle and a small forecourt terrace to the front of the property, ideal for admiring the far-reaching views. Vacant possession. No Upward Chain. Virtual Tour available. Viewing Highly Recommended.



Ground Floor

Follow the driveway, heading towards the end of the terraced row of houses. A pathway will lead to the part-glazed composite rear entrance door. This opens into the:

Rear Entrance Lobby 2'9" x 3'2" (0.86m x 0.99m)

With tiled flooring and wooden doors with etched glazed panels which lead to the Bathroom and the Kitchen/Diner. A latched batten door opens into a large utility cupboard. This has power and lighting, and houses the Baxi combination gas-fired boiler. There's also plenty of storage space as well as space and plumbing for an automatic washing machine.

Bathroom 6'5" x 7'3" (1.96m x 2.21m)

A fully-tiled room with tiled flooring and a side-aspect double-glazed window with obscured glass. Fitted with a three piece suite consisting of panelled bathtub with mixer shower over, pedestal wash hand basin and dual flush WC. There's also an extractor fan and a chrome, ladder-style heated towel rail.

Kitchen/Diner 10'5" x 10'0" (3.20m x 3.06m)

A good sized room with a rear-aspect UPVC double-glazed window and ceramic tiled flooring. Fitted with a range of wood-effect wall, base and drawer units with a granite

effect worktop over, tiled splash backs and a stainless steel sink with mixer tap over. Integrated appliances include a four-ring ceramic hob with extractor hood over & electric oven and grill beneath. There's under-cabinet lighting and a feature cast iron Victorian fireplace. This room has ample space for a dining table and chairs and a wooden door provides access to a large under-stairs storage cupboard. A second wooden door opens to a quarter-turn staircase, which rises to the first floor landing and a third with etched glazed panels opens into the:

Sitting Room 10'10" x 13'0" (3.32m x 3.97m)

With a part-glazed composite front entrance door which leads to the front forecourt terrace & shared access pathway. Also with a front aspect uPVC double glazed window and a feature fireplace with a marble surround and hearth, housing a flame-effect electric fire.

First Floor

An enclosed staircase rises from the Kitchen/Diner to the first floor landing where wooden doors provide access to Bedroom Two and Bedroom Three.

Bedroom Two 10'11" x 13'1" (3.35m x 3.99m)

A spacious double bedroom with a front aspect UPVC double-glazed window, enjoying far-reaching views over Matlock town towards High Tor and Black Rocks.

Bedroom Three 10'6" x 9'11" (3.22m x 3.03m)

Another double bedroom with a rear aspect UPVC double-glazed window and a wooden panelled door which opens to the enclosed quarter-turn staircase which rises to the second floor and into:

Bedroom One 11'0" x 11'6" (3.37m x 3.51m)

Also of double proportion and built into the loft space, with a front aspect UPVC double-glazed dormer window which provides superb views over Matlock town and beyond.

Outside & Parking

There's a small forecourt terrace to the front of the property, ideal for a small bistro set or bench and perfect for admiring the far-reaching views. There's also an allocated off-road parking space.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

Directional Notes

Leaving Matlock Crown Square via Bank Road, follow the road up the hill where it becomes Rutland Street. After passing County Hall on the left hand side, take the drive on the right hand side immediately before Upper Greenhill Gardens. The property can be found towards the end of the row, identified by our For Sale board.







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.

