



GRANT'S
OF DERBYSHIRE

12 Malpas Road, Matlock DE4 3HT
Offers In The Region Of £395,000

Occupying a peaceful cul-de-sac location within walking distance of the centre of Matlock is this charming and well proportioned three bedroom stone-built semi-detached home. In an elevated position, it enjoys excellent views down the valley and up towards Riber Castle as well as High Tor at Matlock Bath. The accommodation itself briefly comprises entrance hallway, guest cloakroom, sitting room, open plan dining kitchen, three double bedrooms and a family bathroom. It has undergone an extensive programme of refurbishment in the past two years and is extremely well presented throughout, including quality fixtures and fittings. To the rear of the property is a beautiful and very good sized garden and this leads to the detached garage and parking space, accessed via All Saints' Road. Viewing highly recommended. No upward chain.



Location

Malpas Road is less than half a mile from the centre of Matlock, a small yet thriving town on the edge of the Peak District with all the shops and amenities that you could need. Matlock Bath is just down the road and there are many attractions on your doorstep while excellent transport links put the cities of Nottingham, Derby and Sheffield within easy reach. There are plenty of very good schools in the local area - many only a short walk from this property.

The Accommodation

Ground Floor

To the front of the property is a part glazed panelled door with obscured glass, and light window over, which opens into the

Entrance Hallway

A most welcoming space with plenty of characterful features such as the coving, picture rail and dado rail. A beautiful staircase leads up to the first floor and beneath this is a door opening to the

Guest Cloakroom 7'10" x 2'10" (2.40m x 0.87m)

Having an obscured glass window to the side, this room is fitted with a dual flush WC and a wall hung wash hand basin with tiled splashback. There is also a work surface beneath which is space and plumbing for a washing machine.

Sitting Room 12'9" x 12'3" (3.90m x 3.75m)

This is a good sized reception room with high ceilings, original cornices to the ceiling and a front aspect bay window looking out onto the foregarden and allowing excellent far reaching views over the town. The fireplace with raised hearth provides a pleasant focal point and houses the Clearview multi-fuel stove.

Dining Room 12'9" x 10'3" (3.91m x 3.13m)

This is a light and airy dining space with a window to the rear aspect overlooking the patio area. There is a fireplace with a wood burning stove upon a raised hearth and in the recess to the left of the chimney breast are fitted cupboards. The flooring is engineered wood and the room is lit by inset spotlights. Through a wide opening is the

Kitchen 9'6" x 7'10" (2.91m x 2.40m)

Fitted with a good range of contemporary style wall and base units with work surfaces and smart tiled splashbacks. The inset one and a half bowl sink with mixer tap is ideally located beneath the window to the rear aspect looking out onto the garden. Integrated appliances include the fridge, freezer and dishwasher and there is also a Neff double electric oven and a Bosch induction hob with extractor hood over. To the rear of the room is a part glazed panelled door with obscured glass, and light window over, opening to the exterior.

First Floor

The staircase leading up from the entrance hallway reaches

Landing

With panelled doors opening to the three bedrooms and the bathroom.

Bedroom One 13'0" x 12'4" (3.97m x 3.76m)

The largest of the three bedrooms is to the front of the property with exceptional far-reaching views over the town to Riber Castle, the Heights of Abraham and the surrounding wooden hillsides.

Bedroom Two 12'9" x 11'10" (3.91m x 3.62m)

The second double bedroom is also of a very good size and has a window to the rear looking out onto the garden.

Bedroom Three 9'7" x 8'0" (2.93m x 2.46m)

Also to the rear of the home with a window overlooking the garden.

Bathroom 7'6" x 4'11" (2.31m x 1.52m)

With an obscured glass window to the front aspect, this part tiled bathroom is fitted with a three piece suite comprising dual flush WC, pedestal wash hand basin with mixer tap and a bath with thermostatic shower over. There is also a ladder style heated towel rail. Double doors open to a built-in cupboard which provides useful storage and also houses the Viessman

combination boiler, installed in 2022 and having a 10 year guarantee.

Outside

From Malpas Road are four stone steps leading up to the foregarden and the main entrance. A pathway leads around the side and through a gate to the rear garden. Adjacent to the property is a beautiful flagged patio with raised seating area and log store. From here are steps rising to a generous garden which is laid mainly to lawn with borders planted with a variety of trees, bushes and shrubs. Towards the top of the garden is a further paved seating area alongside a well stocked rockery and an ornamental pond. Beyond this is an additional section of gravelled garden with a number of trees, raised beds and a greenhouse. A gate opens to the driveway and garage and access onto All Saints' Road.

Garage 17'5" x 10'5" (5.31m x 3.19m)

Accessed via the up and over door to the front and having a window to the rear aspect. The garage has the benefit of both power and light. There is ample space to park a vehicle in front of the garage.

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

Leaving Matlock Crown Square via Bank Road, take the first left turn into Imperial Road, then take the third left turn into Malpas Road where the property is situated on the right hand side as identified by our 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.

