



GRANT'S
OF DERBYSHIRE

Jubilee Court, Matlock DE4 4PA
Offers Around £145,000

This spacious two-bedroom terraced property presents an excellent opportunity for those seeking a renovation project. The property is located just a short distance from the centre of the popular market town of Wirksworth and all of the amenities on offer. With the benefit of gas central heating, the property boasts a generous reception room to the rear, which enjoys excellent views of the surrounding countryside. The accommodation briefly comprises entrance hallway, kitchen, living room, and on the first floor - two good sized bedrooms and a recently fitted shower room with a separate WC. There are low maintenance patio gardens to the front and the rear, with the rear being the best spot to enjoy the fabulous views. The residents car park is very close by. This property has great potential to be transformed into a fabulous home and is an attractive option for first-time buyers or investors. Viewing highly recommended. No upward chain.

Location

The property is located approximately one mile from the centre of the market town Wirksworth, which has a fantastic variety of shops, restaurants, pubs, cafes and independent cinema. There is a lively arts and social scene including the famous Arts Festival. There are medical facilities and good schools nearby, plus excellent transport links including regular bus services, trains from nearby Cromford, with the cities of Derby, Nottingham and Sheffield all within easy reach. You can even catch a steam train to Duffield on the Ecclesbourne Valley Railway on special occasions! The Derbyshire Dales offer beautiful countryside walks and cycle rides, and nearby Carsington Water has water sports, walks and wildlife. A short drive takes you into the Peak District National Park.

Ground Floor

The fully enclosed courtyard foregarden leads to the part glazed wooden front entrance door.

Entrance Hallway 23'6" x 5'10" (7.18 x 1.78)

A really good sized space that could easily be integrated to create large living accommodation downstairs. There is a fully glazed door providing access to the rear garden.

Kitchen 11'3" x 8'9" (3.43 x 2.68)

Fitted with a range of matching base, wall and drawer units with a laminate worktop over. There is currently a four ring gas hob with extractor over and a white resin sink below the front aspect window. Once renovated, this could make a great family kitchen. The gas combi boiler is housed here.

Living Room 14'5" x 11'5" (4.40 x 3.48)

Another good sized room with a rear aspect window enjoying wonderful views of the surrounding countryside. This room has a stone feature fireplace housing an electric fire, and can be accessed through the kitchen or directly from the hallway.

First Floor

Stairs lead up from the entrance hallway to reach the first floor landing where doors open into the two bedrooms, shower room, WC and a storage cupboard.

Bedroom One 17'8" x 9'10" (5.40 x 3.00)

A good sized double bedroom with two windows to the rear aspect looking out over the rear garden and open countryside.

Bedroom Two 13'5" x 9'3" (4.10 x 2.83)

This double bedroom has a window to the front aspect.

WC 4'4" x 2'5" (1.34 x 0.74)

With a low flush WC and window to the front aspect.

Shower Room 5'5" x 5'3" (1.67 x 1.62)

Currently fitted out as a wet room with an electric shower and wall mounted wash basin. The window is to the front aspect.

Outside & Parking

This property benefits from a fully enclosed, front and rear courtyard gardens. The rear garden is the perfect place to enjoy stunning views of the surrounding hills and countryside with this area providing walks up to Three Trees and onwards to Carsington. This property also has one allocated parking space in the car park for Jubilee Court.

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

The approach from our office in Wirksworth Market Place is to proceed down St John Street, over the mini roundabout and onto Derby Road. Take the second turning on the right into King George Street, first left onto Stafford Crescent, passing the Cricket Club and taking the left turn into Kingsfield Road. Turn left into Jubilee Court where you will find a sign showing you where to park. Then follow the footpath, until you find number 18 Jubilee Court.





Floor 0



Floor 1

Approximate total area⁽¹⁾

72.56 m²
781.02 ft²

Reduced headroom

0.84 m²
9.05 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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.



