



GRANT'S  
OF DERBYSHIRE

67 Steeple Grange, Matlock DE4 4FS  
Offers Around £269,995



This beautifully presented, semi-detached 3-bedroom home in the popular market town of Wirksworth, is now available for sale. Ideal for families and professionals alike, this property is just minutes away from the High Peak Trail, providing endless opportunities for walking, running and cycling. It features gas central heating and double glazing throughout, along with generous front and rear gardens, and off-street parking for two vehicles.



## Location

The property is conveniently located a short distance from Wirksworth, a charming market town offering a wide variety of shops, restaurants, pubs, cafes, and an independent cinema. It boasts a vibrant arts and social scene, highlighted by the renowned Arts Festival held every September. Medical facilities and reputable schools are also nearby. Excellent transport / road links to urban centres are available, including regular bus services and trains from Cromford. The Derbyshire Dales provide beautiful countryside walks and cycle routes, while nearby Carsington Water offers water sports, scenic walks, and wildlife viewing. A short drive will take you into the stunning Peak District National Park.

## Ground Floor

From Steeple Grange, a gate opens onto shallow steps leading up to a shared path that runs alongside the generous lawned front garden. The property can be accessed through either the central, part-glazed UPVC door, or the side door, which offers convenient access to the inner hallway and direct access to the rear of the property.

## Entrance Hall 6'2" x 5'10" (1.89 x 1.78)

A welcoming hallway with recently fitted, hard-wearing laminate flooring. There's a double-glazed window to the side aspect, and an internal glazed door leads to the kitchen and living accommodation. Stairs provide access to the first floor.

## Sitting Area (Open Plan) 12'5" x 9'11" (3.79 x 3.03)

Originally two separate spaces, the dining and sitting rooms have been combined into one spacious and bright area, featuring windows and radiators to both the front and rear. The sitting area is beautifully presented, with a large double-glazed UPVC window at the front, allowing natural light to pour in and offering views of the front garden and nearby hills and countryside. The newly installed wood-effect laminate flooring continues from the hallway and the room flows seamlessly into the

## Dining Area (Open Plan) 14'4" x 9'10" (4.38 x 3.00)

Another delightful area features a stunning, decorative fireplace with a non-combustable, wood effect beam mantelpiece and striking brick interior. The large, double glazed UPVC window looks out over the rear garden.

## Kitchen 10'4" x 8'9" (3.16 x 2.67)

The kitchen features a modern range of wall, base, and drawer units, complemented by a 1.5 bowl stainless steel sink set into a granite-effect laminate worktop. The attractive tiled splashback adds a touch of elegance. There's space for a freestanding cooker, full-height fridge freezer, and space and plumbing for a dishwasher, washing machine, and tumble dryer. Towards the rear, a convenient storage cupboard provides an ideal pantry space. Additionally, a door leads to an inner hallway, offering outside access to both the front and rear of the property.

## Storage Room 7'6" x 5'4" (2.29 x 1.63)

From the inner hallway, you'll find a handy storage room which is perfect for keeping tools, outdoor equipment, or which has the potential to be converted into a utility space or even a home office.

## Downstairs WC 5'4" x 2'7" (1.64 x 0.80)

Again, accessed from the inner hallway.

## First Floor Landing 7'4" x 3'4" (2.26 x 1.04)

The stairs lead up to reach the first floor landing, which boasts a stylish, contemporary wood and metal balustrade. This area provides access to the loft, which is partially boarded and includes a pull-down ladder. Here you'll find doors leading to the three bedrooms and the family bathroom.

## Bedroom One 12'4" x 11'10" (3.78 x 3.62)

A really good sized double bedroom with uPVC double glazed window to the rear aspect overlooking the garden and providing views of the surrounding area.

## Bedroom Two 12'4" x 10'9" (3.77 x 3.30)

Another good sized double bedroom with attractive outlook across to stone houses and the hills beyond.

## Bedroom Three 8'11" x 8'0" (2.74 x 2.44)

With a window to the front aspect which looks across to stone houses and the hills beyond.

## Bathroom 7'6" x 6'2" (2.31 x 1.89)

The bathroom features light-toned tiled walls and wood panelling, complemented by vinyl flooring and a double-glazed, obscured glass window to the rear. It is equipped with a traditional white suite, including a corner bath with a thermostatic shower overhead, a low flush WC, and a pedestal wash basin.

## Outside & Parking

This property boasts spacious gardens to both the front and rear. A shared path provides access to the front of the house, while the fully enclosed rear garden offers parking space for two vehicles as well as a good sized lawn.

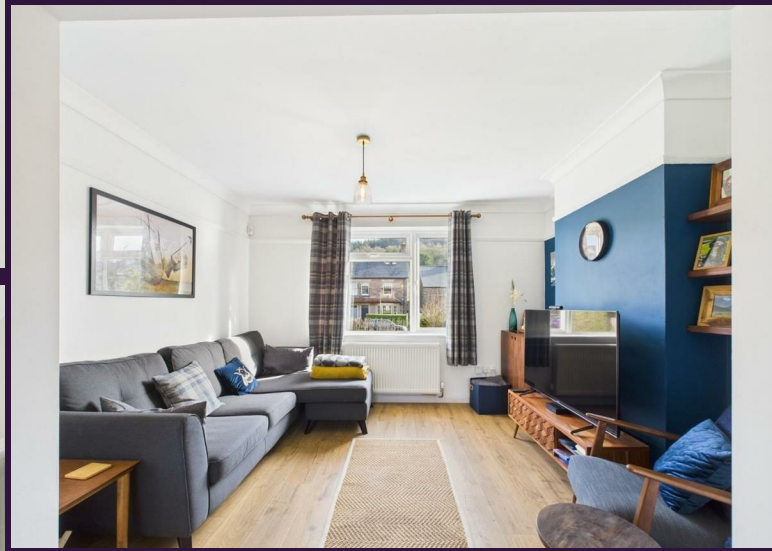
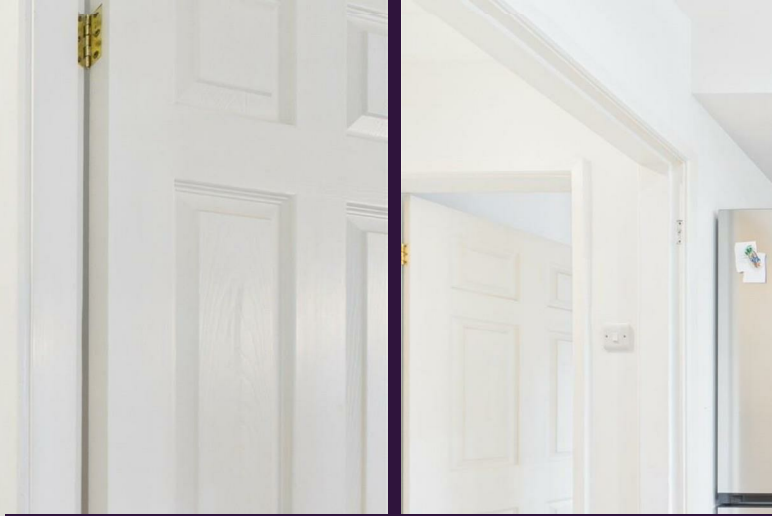
## Council Tax Information

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

From Grant's of Derbyshire's office on Wirksworth Market Place, head North up Harrison Drive (B5036) towards Cromford. Harrison Drive then becomes Cromford Road and shortly after, Steeple Grange. Continue along Steeple Grange and the property can be found on the left hand side just before the turning for Malthouse Close. The postcode is DE4 4FS. For your viewing we recommend you park either across the road from the property on Steeple Grange or behind the property on Malthouse Close.





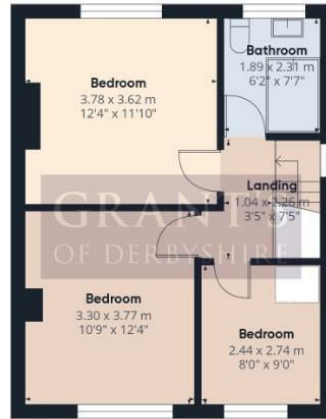








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
88.17 m<sup>2</sup>  
949.06 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

