



GRANT'S  
OF DERBYSHIRE

12 Hillcrest, Matlock DE4 3SL  
Offers Around £479,995

Grants of Derbyshire are delighted to offer For Sale, this superb, four bedroom detached family home which is extremely well presented throughout. The home sits in a quiet cul de sac just a short distance from the centre of Matlock. The property benefits from gas central heating and uPVC double glazing throughout. The accommodation comprises; entrance hall, lounge, kitchen/dining area, reception room and a downstairs WC. To the first floor, there is a family bathroom and four bedrooms, the master having an en-suite shower room. To the rear of the property there is a fully enclosed garden which provides a good level of privacy. There is a block paved driveway providing parking for three vehicles and an impressive double garage. No upward chain! Viewing Recommended!



### **Ground floor**

The property is accessed via the paved pathway, which leads up to the part glazed uPVC front door, opening into the

### **Entrance hall 12'4" x 6'11" (3.78 x 2.11)**

With a staircase that leads off to the first floor, and doors that lead to the Living Room, reception area, storage cupboard and downstairs WC.

### **Kitchen/dining area 12'8" x 12'10" (3.87 x 3.93)**

The dining area has a uPVC double-glazed window at the front, bringing in plenty of natural light. There's ample space for a family-sized dining table and chairs, making it a great spot for meals and gatherings. The kitchen has practical tiled flooring and a range of wall, base, and drawer units for storage. It includes a stainless steel sink with a mixer tap and built-in appliances such as a fridge, freezer, dishwasher, and oven with an induction hob and extractor hood. A uPVC double-glazed window keeps the space bright, and a handy doorway leads to the

### **Utility room 5'9" x 6'0" (1.76 x 1.85)**

A most useful room with a uPVC double glazed door which leads out to the rear garden, and a further matching range of base and cupboard units providing additional storage of household items. There is a stainless steel sink and space with plumbing for a washing machine and tumble drier.

### **Downstairs WC 3'5" x 5'6" (1.06 x 1.68)**

Fitted with a modern two piece suite comprising; dual flush WC and wall mounted wash basin with tiled splashback.

### **Living room 19'1" x 11'7" (5.82 x 3.55)**

The living room is spacious and filled with natural light, from large uPVC double-glazed bay window at the rear, offering a lovely view of the garden. There is a stylish gas fire with a marble hearth

surround, creating a warm and inviting focal point. An additional uPVC double-glazed window at the front enhances the brightness, making the space feel even more open and airy.

### **Reception room 10'8" x 9'7" (3.27 x 2.93)**

This versatile room is generously sized and currently serves as an additional sitting area. It could also be transformed into a stylish home office or a dedicated dining space. The uPVC double-glazed patio doors open directly onto the garden, bringing in plenty of natural light.

### **First Floor**

On arrival at the first floor landing we find a built in cupboard housing the pressurised hot water cylinder, and access to the loft above.

### **Bedroom One 12'4" x 12'10" (3.77 x 3.93)**

Stylishly decorated and enjoying a good level of natural light, and a stunning countryside views from the leaded uPVC double glazed window to the front aspect. There are fitted wardrobes with hanging rail and shelf over. A convenient door opens directly into the

### **Ensuite 5'11" x 6'11" (1.81 x 2.13)**

With tiled floor, partially tiled walls and a modern white suite comprising of a wall mounted wash basin with mixer tap over, dual flush WC and a corner shower cubicle with sliding door and thermostatic shower fittings over. There is an obscured glass, leaded, uPVC double glazed window to the front aspect, shaver point, heated towel rail and a built in cupboard with slatted shelving.

### **Bedroom Two 9'11" x 16'3" (3.03 x 4.96)**

This spacious double bedroom features a uPVC double-glazed window at the rear, offering a pleasant view of the garden. Built-in wardrobes provide convenient storage with a hanging rail and overhead shelf.

### **Bedroom Three 10'8" x 8'9" (3.26 x 2.69)**

This double bedroom lets in plenty of natural light from the uPVC double glazed window overlooking the rear garden.

### **Bedroom Four 7'0" x 17'5" (2.15 x 5.32)**

Another good size bedroom, with front aspect uPVC windows with stunning views of the surrounding countryside.

### **Bathroom 6'8" x 7'3" (2.04 x 2.23)**

This modern bathroom offers a white, three piece suite comprising of panelled bath, dual flush WC and wall mounted wash basin with mixer tap, heated towel rail and obscured glass uPVC double glazed window to the rear aspect.

### **Outside/parking**

At the rear, a spacious fully enclosed garden provides excellent privacy, with a convenient side gate for easy access. At the front, the property boasts a paved driveway with space for up to three vehicles, plus an additional allocated parking spot. An impressive double garage offers ample storage.

### **Council Tax Information**

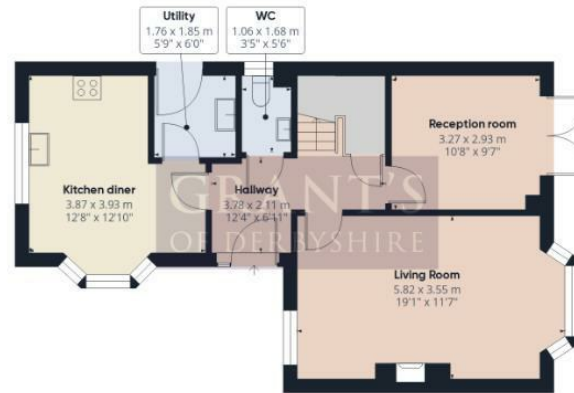
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2851 per annum.

### **Directional notes**

Leaving Matlock along the A6 towards Bakewell, after passing the Premier Inn turn right into Morledge follow the road up the hill turning right at the T junction, take the second right turn into Hillcrest where the property can be found.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
124.9 m<sup>2</sup>  
1343 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

