

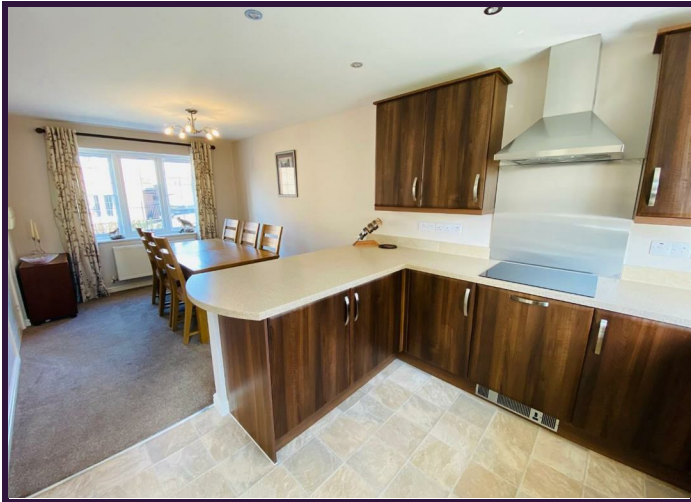


GRANT'S  
OF DERBYSHIRE

7 Hillcrest, Matlock DE4 3SL  
Offers Around £359,995



We are delighted to offer For Sale, this superb, four bedroom detached family home which is extremely well presented throughout. Built in 2011 and therefore has the remainder of a NHBC guarantee, this home enjoys an elevated position in this 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, guest's cloakroom with WC and utility room. 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 a single garage. Viewing Recommended!



## The Location

Built in 2011 and located in this popular residential development by William Davis Homes, this superb family home enjoys an elevated position in a quiet cul-de-sac just on the outskirts of this popular town of Matlock. The home is just a short distance from the centre of town which has a full range of shops, amenities and sought after schools. Matlock train station is ideally situated giving fast access to Derby, Nottingham and further afield to Sheffield & London.

## Ground Floor

The property is accessed via the paved pathway through the fore garden which leads up to the leaded, part glazed uPVC door opening into:

### Entrance Hall 6'8" x 6'7" (2.02 x 2.00)

With intruder alarm keypad, staircase that leads off to the first floor and doors that lead to the Sitting Room, Dining Area and Cloakroom.

### Guest's Cloakroom & WC 5'1" x 3'5" (1.54 x 1.03)

With a ceramic tiled floor and a modern, two piece suite comprising; dual flush WC and wall mounted wash basin with tiled splashback.

### Sitting Room 21'1" x 11'4" (6.43 x 3.46)

A larger than average family room, well-lit by the large uPVC double glazed, leaded window to the front aspect and uPVC double glazed patio doors that lead to the garden at the rear. TV & Satellite connections.

### Kitchen/Dining Area 21'0" x 9'8" (6.40 x 2.95)

The dining area has a leaded uPVC double glazed window to the front aspect and ample space for a family sized dining table and chairs. The kitchen has a tile effect cushion flooring and a stylish and contemporary range of wall, base and draw units. There is under cupboard lighting, an inset 1.5 bowl sink with flexible rinsing tap and complimentary splashback tiling. Integrated appliances (Zanussi) include, fridge, freezer, dishwasher, eye level oven and grill with induction hob (gas connection available) and extractor hood over. There is an electric plinth heater and uPVC double glazed window overlooking the rear garden.

### Utility Room 8'9" x 6'8" (2.67 x 2.02)

A most useful room with 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. The wall mounted "Ideal" condensing boiler provides the hot water and gas central heating for the home.

## First Floor

On arrival at the first floor landing we find a built in cupboard housing the pressurised hot water cylinder. There is access to the loft which has a single power point, TV and satellite connections and has been insulated in excess of current requirements.

### Master Bedroom 12'9" x 11'7" (3.88 x 3.52)

Stylishly decorated and enjoying a good level of natural light from the leaded uPVC double glazed window to the front aspect. There are TV & Satellite connections, a blade ceiling fan/light, BT point and fitted wardrobes with hanging rail and shelf over. A door leads through to the

### En-suite Shower Room 7'7" x 6'9" Max (2.31 x 2.06 Max)

With a ceramic 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 recessed 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 12'9" x 9'8" (3.89 x 2.95)

Another good sized double bedroom with TV point and leaded uPVC double glazed window to the front aspect. There are built in wardrobes with hanging rail and shelf over.

### Bedroom Three 9'9" x 8'0" (2.98 x 2.44)

With TV point and a uPVC double glazed window overlooking the rear garden.

### Bedroom Four 8'9" x 8'0" (2.66 x 2.44)

Currently used as a study with TV point and uPVC double glazed window overlooking the rear garden.

### Family Bathroom 9'5" x 4'9" (2.86 x 1.45)

With a wood effect, strip vinyl flooring and a modern, white, three piece suite comprising of panelled bath with mixer tap shower fitting over, dual flush WC and wall mounted wash basin with mixer tap, shaver point, heated towel rail and obscured glass uPVC double glazed window to the rear aspect.

## Outside

To the rear of the home there is a lawned garden with a selection of raised borders with a variety of trees and plants, all providing a high level of privacy. There is a patio area which is a real sun trap, exterior lighting and external water tap. The garden is fully enclosed by a stone built wall to the side and timber fencing with secure gate via steps with metal balustrade which lead out to the side block paved driveway where there is parking available for up to three vehicles.

### Single Garage 17'3" x 8'4" (5.27 x 2.54)

Having an up and over vehicle access door and power and light. The pitched roof area above is partially boarded for storage.

## 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 on the right hand side.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2365.71 per annum.

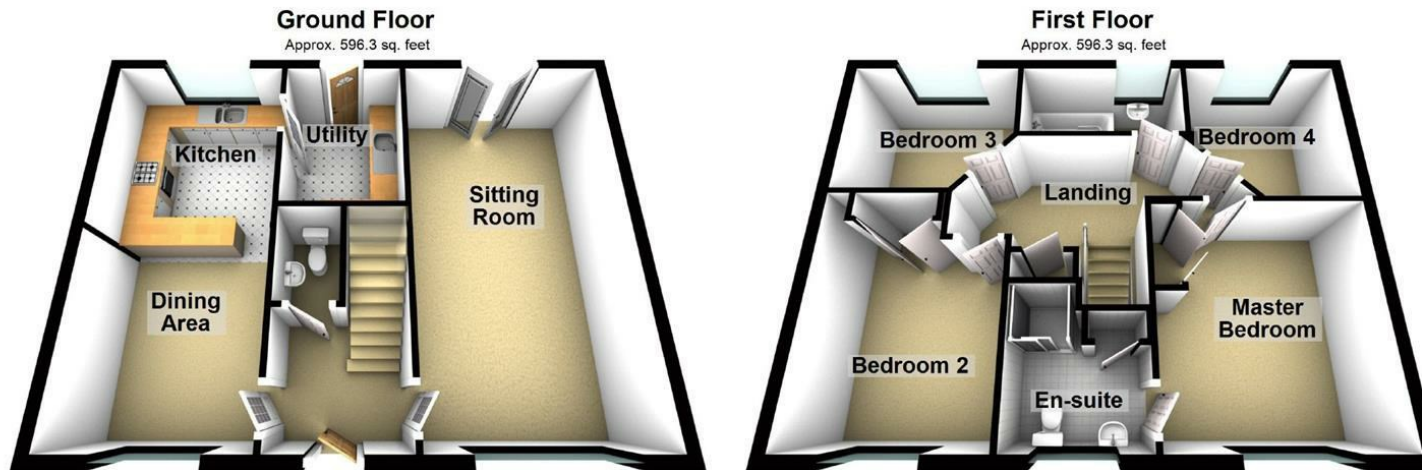












Total area: approx. 1192.6 sq. feet

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

