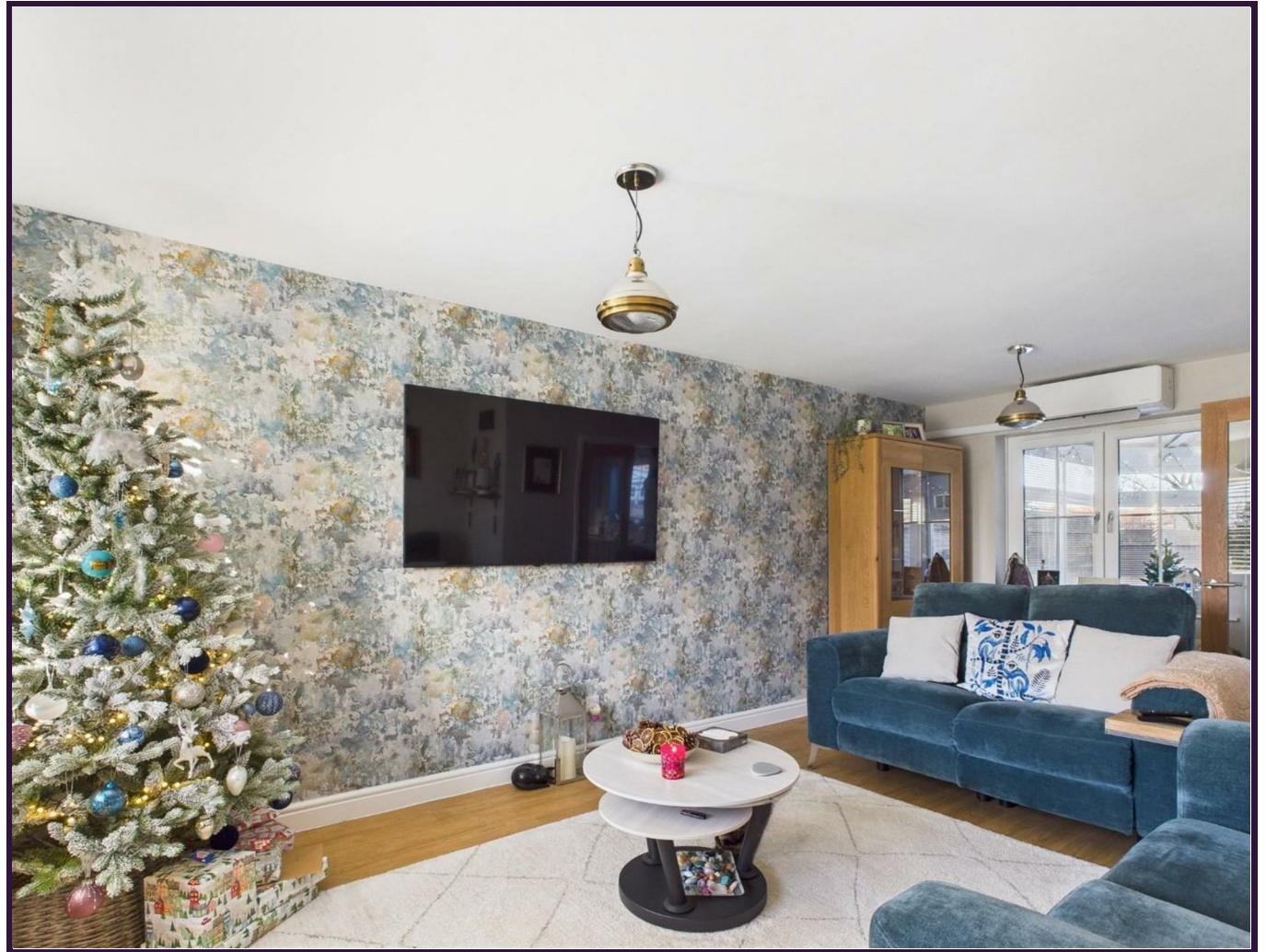




GRANT'S  
OF DERBYSHIRE

14 Hawleys Close, Matlock DE4 5LY  
Offers Around £365,000

Grants of Derbyshire are delighted to present For Sale this impressive three bedroom detached home, beautifully finished throughout and situated in the historic county town of Matlock and just a 5 minute walk from Lumsdale Falls. Recently renovated, the property offers modern comforts including gas central heating and uPVC double glazing, combined with stylish, spacious living across two floors. The ground floor features an inviting entrance hall, a well-proportioned lounge, a contemporary kitchen, and a bright conservatory that opens onto the garden. Upstairs, the first floor comprises three bedrooms, and a family bathroom. Outside, the property boasts a front and rear garden, perfect for relaxing or entertaining. A garage with dedicated parking provides excellent convenience, with further on-street parking available. This is a superb opportunity to acquire a modern home in a sought-after location. Viewing is highly recommended. Video tour available.



## Ground floor

The property is accessed via the UPVC double glazed front door.

### Entrance hall 5'10" x 12'2" (1.80 x 3.73)

As you step into the property, you are welcomed by a bright and airy entrance hall, with stairs rising to the first floor and doors leading through to both the kitchen and the living room.

### Kitchen 8'9" x 11'5" (2.67 x 3.49)

This recently fitted kitchen features a stylish range of wall, base and drawer units topped with a quartz work surface. Integrated appliances include a microwave, oven and dishwasher. A rear-aspect window allows plenty of natural light to flood the space, and there is ample room for a full-size fridge freezer. A door to the rear leads into the conservatory.

### Conservatory 10'0" x 9'2" (3.05 x 2.80)

This recently fitted conservatory provides ample space for a dining table and chairs, creating a bright and versatile area ideal for family meals or entertaining guests. French doors open directly onto the garden, beautifully blending indoor and outdoor living.

### Living room 11'8" x 19'10" (3.56 x 6.05)

This spacious living room enjoys excellent natural light from both the front and rear uPVC double-glazed windows. There is ample room for a variety of furniture arrangements, and the dual access from the entrance hall and kitchen

creates a smooth, flowing layout throughout the ground floor.

## First Floor

Stairs from the entrance hall rise to the first floor landing.

### Bedroom One 11'3" x 8'7" (3.44 x 2.62)

This double bedroom features a rear-aspect uPVC double-glazed window that allows plenty of natural light to fill the space. Newly fitted carpets add a fresh, comfortable feel.

### Bedroom Two 8'0" x 10'11" (2.46 x 3.35)

Currently fitted out with wardrobes when removed this is a double room. This bedroom offers a front-aspect window that allows plenty of natural light and offers distant countryside views.

### Bedroom Three 6'2" x 8'0" (1.89 x 2.45)

Currently being used as an office, this single bedroom featuring a front-aspect uPVC double-glazed window that allows plenty of natural light to create a bright and comfortable space.

### Bathroom 6'4" x 7'10" (1.94 x 2.40)

This modern family bathroom features a three-piece suite comprising a low-flush WC, a vanity sink, and a walk in shower. A rear-aspect uPVC double-glazed window allows plenty of natural light to brighten the space.

## Outside & Parking

To the front of the property, a neatly lawned

garden creates an attractive first impression, complemented by a driveway and a garage to the side which provide convenient off-road parking. The rear of the property can be accessed either from the side pathway or directly from inside the home. The enclosed rear garden offers a private and inviting outdoor space, with plenty of room for garden furniture —ideal for relaxing, dining, or enjoying the sunshine throughout the day.

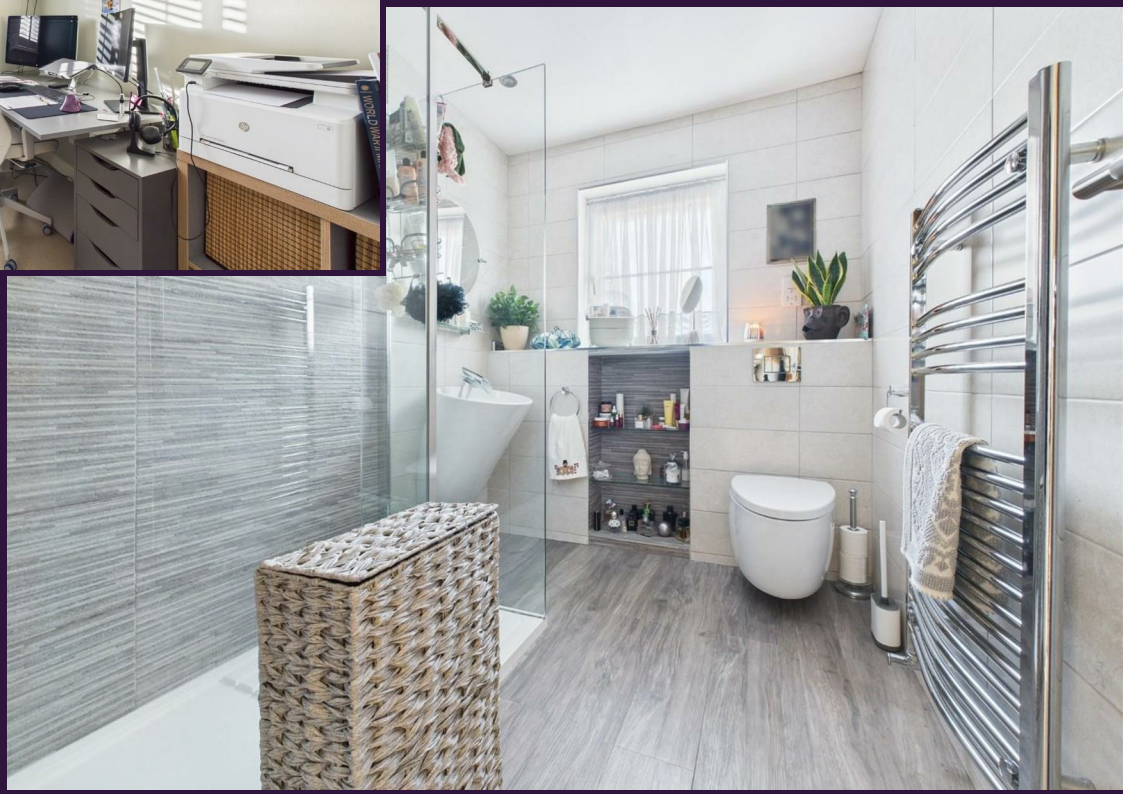
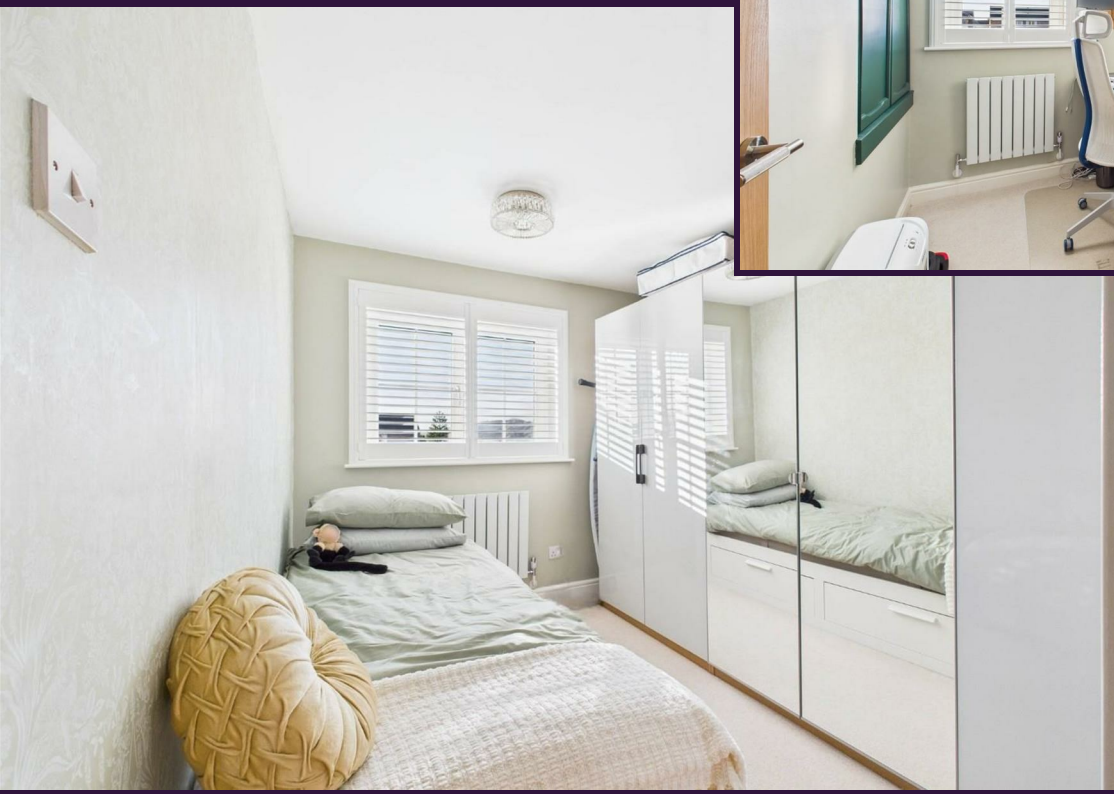
## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

## Directional Notes

From our office in Wirksworth, drive out of Wirksworth on the B5023 toward Cromford. When you reach the A6, turn right and follow it through Cromford and into Matlock. Keep going on the A6 until you can turn left up toward Highfields School. Follow the road uphill, continue onto Sandy Lane, then turn right into Hawleys Close. Number 14 will be on your left.







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.

