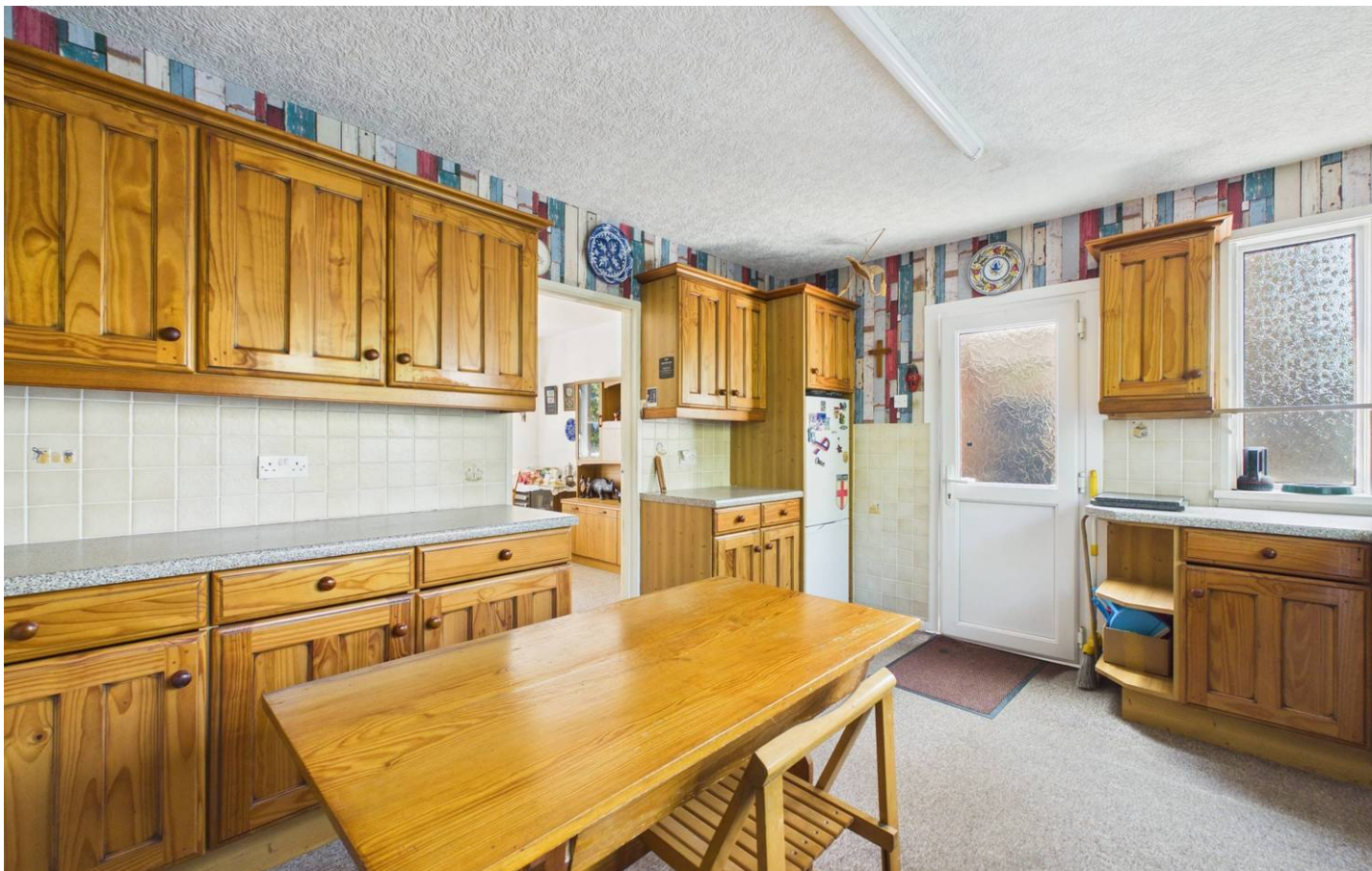




62 Hurst Rise, MATLOCK - DE4 3ER
£175,000



62 HURST RISE

MATLOCK, Matlock

Grants of Derbyshire are delighted to offer **for sale** this three bedroom semi-detached home, occupying a larger-than-average plot and enjoying an elevated position with superb views across Matlock. The accommodation comprises an entrance hall, living room, dining room and a well-equipped kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally, the home offers a rear garden with far-reaching views, together with a front garden and a parking space for one vehicle. Further on-street parking is available. Whilst the property requires a scheme of modernisation, it presents an excellent opportunity to create a lovely family home. No Upward Chain. Viewing highly recommended. Virtual tour available.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi-Detached House
- Large Rear Garden
- Off-road parking
- Stunning Views
- No upward chain
- EPC has been ordered





Ground Floor

The property is accessed via steps that lead down to the uPVC front door, which opens directly into the

Entrance Hall

7' 8" x 11' 1" (2.33m x 3.39m)

A spacious entrance hall with ample room for storing coats and shoes. A door to the right opens into the

Kitchen

13' 3" x 11' 1" (4.04m x 3.38m)

This generous kitchen is fitted with a range of wall, base and drawer units. Integrated appliances include an induction hob with oven beneath and a stainless-steel sink with chrome mixer tap. There is space for a fridge/freezer, dishwasher and washing machine. A side door provides access to both the front and rear of the property, and there is a large window to the front aspect.

Dining Area

8' 0" x 11' 0" (2.43m x 3.36m)

Open to both the living room and kitchen, the dining area provides ample space for a table and chairs. A window to the rear aspect offers views of the garden and distant countryside.

Living Room

13' 0" x 11' 1" (3.96m x 3.38m)

A light and spacious living room with a large rear-aspect window. The focal point of the room is the black wood-burning stove, set within a cream-tiled fireplace surround, creating a cosy atmosphere.

First Floor

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

Bedroom One

13' 5" x 10' 11" (4.08m x 3.34m)

A generous double bedroom with a rear-aspect window and fitted wardrobes providing excellent storage space.



Bedroom Two

10' 6" x 11' 1" (3.20m x 3.38m)

Another double bedroom with a front-aspect window allowing plenty of natural light.

Bedroom Three

7' 7" x 11' 1" (2.32m x 3.38m)

This third bedroom offers a flexible space, ideal as a single bedroom or a dedicated home office, and includes a rear-aspect window.

Bathroom

5' 8" x 7' 11" (1.73m x 2.42m)

Fitted with a three-piece suite comprising a low-flush WC, a corner inset sink with cupboards below and a corner shower with a mains shower over.

Outside & Parking

To the front is a low-maintenance foregarden, with a side path leading to the rear. Here you'll find a generous low-maintenance garden ideal for outdoor dining with lovely views over Matlock. The property also benefits from a summer shed and off-road parking.





Floor 0



Floor 1



Approximate total area⁽¹⁾

81.6 m²

878 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



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