



Clarence Cottage, Clarence House Drive Brunswood Road

Guide Price £315,000

Matlock

### Ground Floor

The property is accessed through grey gates, via a gravelled driveway that leads to the

#### Entrance Porch

5' 1" x 3' 0" (1.54m x 0.91m)

A welcoming room with windows to three aspects, with stone tiled flooring and a door which leads into the

#### Living Room

21' 10" x 12' 10" (6.65m x 3.90m)

A good sized room with stone tiled flooring and front-aspect windows that fill the room with natural light. The space comfortably accommodates a large dining table and chairs, while a log burner set within a large stone hearth creates a pleasant focal point.

#### Breakfast Kitchen

8' 9" x 13' 1" (2.66m x 3.99m)

With a continuation of stone tiled flooring, a front aspect uPVC double glazed window and a side door that opens directly onto the driveway and patio area, providing convenient additional access to the property. Fitted with a range of modern white gloss wall, base and drawer units complemented by a black granite effect worktop over, with tiled splashbacks and a black composite sink with mixer tap over. Integrated appliances include a fridge freezer, electric oven and induction hob with extractor over and space and plumbing for a freestanding washing machine.

#### Downstairs WC

2' 8" x 5' 1" (0.82m x 1.56m)

Fitted with a two piece suite consisting of a low flush WC and a white vanity style wash hand basin with tiled splashbacks.



## First Floor

Stairs from the living room rise to the first floor landing, where there is a beautiful exposed stone wall and doors which open into both bedrooms and the family bathroom.

### Bedroom One

13' 9" x 10' 1" (4.20m x 3.08m)

This spacious and inviting double bedroom features a front-aspect window that enjoys far-reaching views.

### Bedroom Two

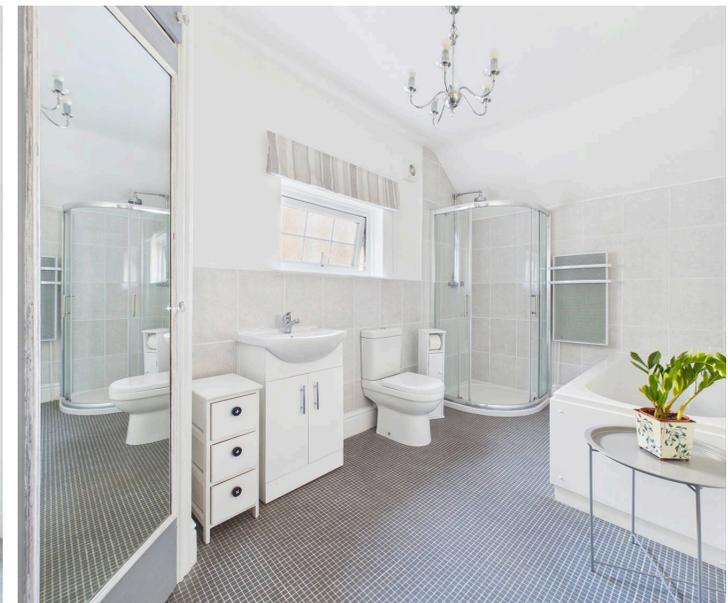
10' 6" x 10' 3" (3.19m x 3.12m)

Another well-proportioned double bedroom with a window to the front aspect and cream fitted wardrobes, offering excellent built-in storage.

### Bathroom

7' 0" x 13' 7" (2.14m x 4.14m)

A generous family bathroom fitted with a side aspect uPVC double glazed window with obscured glass and fitted with a four-piece suite, comprising a low-flush WC, white vanity style wash hand basin, corner shower cubicle with sliding doors and mains shower over and a panelled bath. In addition there's a large built-in cupboard providing excellent storage, a chrome ladder style heated towel rail and a loft hatch.





## GARDEN

Outside, the property offers a paved seating area with plenty of space for a table and chairs, making it well-suited to outdoor dining and entertaining.

## Driveway

4 Parking Spaces

There is a gated driveway to the front of the property, this provides off-road parking for up to four vehicles.

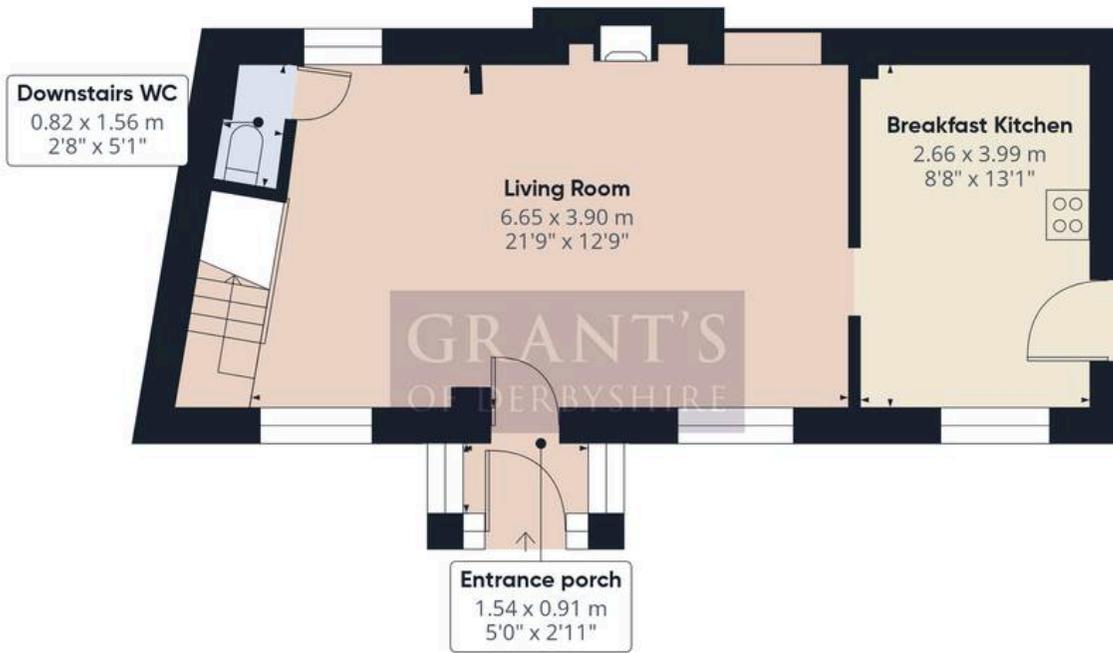
## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1932.26 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2026/2027. 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 Wirksworth office, follow Harrison Drive towards Cromford. At Cromford Market Place, turn left onto the A6 towards Matlock. Continue along the A6 through Matlock Bath and take the left turn opposite The Midland public house onto Holme Road. Follow Holme Road straight ahead, continuing onto Brunswood Road. Turn left onto Hope Terrace and follow it for a short distance before taking the first fork to the left onto a track. Continue straight to the end of the track; the property is accessed through the grey gates on the right.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

78.1 m<sup>2</sup>

841 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(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.

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