



15 Gritstone Road, Matlock - DE4 3GB
Guide Price £287,500



15 GRITSTONE ROAD

Matlock, DE4 3GB

This attractive semi-detached home offers comfortable and well-maintained living accommodation, ideally suited to a range of buyers including families, first time buyers or investors. The property boasts a number of desirable features include uPVC double glazing, gas central heating, ample off-street parking and a beautifully landscaped, south-facing rear garden. Inside the property briefly comprises; entrance hallway, an inviting and spacious living/dining room, pleasant sun room & contemporary kitchen to the ground floor, then three double bedrooms and a family bathroom to the first floor. Located on Gritstone Road in a sought after residential area, approximately one mile from Matlock town centre, the property is close to a range of local amenities and is within the catchment area for the well-regarded Highfields School. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Semi-detached House
- Three Double Bedrooms
- Sought After Location in Matlock
- Large Driveway & Single Garage
- South-facing, Landscaped Rear Garden
- Highfields School Catchment
- Very Well Presented Throughout
- Family Home / First Time Buy / Buy To Let
- EPC Band Rating D





Ground Floor

The property is accessed via the large front resin driveway, where a part glazed uPVC front entrance door with side panel opens straight into the entrance hallway.

Entrance Hallway

13' 4" x 3' 10" (4.07m x 1.17m)

The perfect space for coat and shoe storage with a wood panelled door which opens into the living/dining room and a part glazed wood panelled door which leads into the kitchen. Stairs rise to the first floor landing.

Living/Dining Room

22' 9" x 11' 5" (6.94m x 3.47m)

A spacious and inviting room with a front aspect uPVC double glazed window which overlooks the front driveway and rear aspect uPVC double glazed french doors which lead into the sun room. With ample space for family sized furniture, the focal point of the living area is the attractive fire recess with stone lintel, offering the opportunity to install a multi-fuel log burner.

Sun Room

10' 6" x 9' 0" (3.20m x 2.74m)

A pleasant and sunny room, of part uPVC double glazed construction with rear aspect french doors offering lovely views and direct access to the landscaped garden. This room provides the ideal spot for relaxation but could be utilised in a number of ways including a home office, play room or even a home gym.

Kitchen

14' 6" x 8' 0" (4.42m x 2.44m)

With wood effect vinyl flooring and a rear aspect uPVC double glazed window which overlooks the beautiful landscaped garden. This room is fitted with a good range of contemporary cream wall, base and drawer units with a granite effect worktop over, complimentary tiled splashbacks and a white porcelain sink with mixer tap. Integrated appliances include a Hotpoint gas hob with fitted extractor hood over and Hotpoint electric oven beneath, an under-counter fridge and separate under-counter freezer. There's additional space and plumbing for a free-standing washing machine and further space for a free-standing tumble dryer if desired. A door opens to a large and handy, under-stairs cupboard which has power and light and provides the ideal space for large household items (2.48m x 2.89m). A part glazed uPVC stable door provides external



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First Floor

Stairs rise from the entrance hallway to the first floor landing where there's a large side aspect uPVC double glazed window and wood panelled doors open to all three bedrooms and the family bathroom. A large loft hatch with a metal pull-down ladder provides access to the roof void, which is partially boarded and benefits from power and lighting, offering useful additional storage and potential for conversion, subject to the necessary consents and building regulations.

Bedroom One

12' 1" x 10' 8" (3.69m x 3.26m)

A spacious and bright double bedroom with a rear aspect uPVC double glazed window which overlooks the beautiful landscaped garden and also captures a peek at the stunning Riber Castle.

Bedroom Two

10' 4" x 11' 5" (3.16m x 3.48m)

A well proportioned second double bedroom, this time with a front aspect uPVC double glazed window which overlooks the front driveway and Gritstone Road itself, with partial views towards open fields. This room also has a fitted cupboard, ideal for clothing or towels and linen.

Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

The smallest of the three bedrooms but still of double proportion, with a rear aspect uPVC double glazed window with views similar to those of bedroom one.





Bathroom

5' 5" x 6' 11" (1.66m x 2.11m)

A fully tiled room with tile-effect vinyl flooring, spotlights to the ceiling and a front aspect uPVC double glazed window with obscured glass. Fitted with a white three-piece suite consisting of panelled bathtub with electric Triton Enrich shower over, a vanity style wash hand basin with vanity surface, a silver base unit and a dual flush WC. This room also has a chrome ladder style, heated towel rail and an extractor fan.

Directional Notes

From Matlock Crown Square, take Bank Road rising out of the town onto Rutland Street, before bearing right onto Wellington Street. Rise up Wellington Street and continue to the T-junction. Turn right onto Chesterfield Road, then take the next left onto Wolds Road. At the T-junction turn right onto Gritstone Road and no. 15 can be found on the right hand side as identified by our For Sale board.

Council Tax Band Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 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.





Garden

The fully enclosed, south-facing rear garden has been beautifully landscaped to provide the perfect spot for alfresco dining and entertaining. From the conservatory, a raised patio leads to a lower patio and a pathway runs alongside the garage, continuing to a larger seating area with pergola, which has a good level of privacy. A pebbled area offers additional seating and BBQ space whilst the central lawn is bordered by mature planted beds and shrubs. The eye-catching eucalyptus tree provides a beautiful focal point and further privacy to the seating areas.

Driveway

To the front of the property is a large resin driveway providing off-road parking for at least four vehicles. Wooden fence panels line either side of the driveway and there's a side planting bed with an array of plants and shrubs including pretty lavender and red robin laurel. Double wooden gates open to a side drive, also laid with resin, with a large log store, providing direct access to the single garage and the fully enclosed rear garden. Access to the side of the property can also be found here, where a uPVC stable door leads straight into the kitchen.

Garage

Located to the side of the property and to the end of the driveway, is a single garage with up and over door and power and light, providing the perfect space for household storage (5.63m x 2.50m).





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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OF DERBYSHIRE

Approximate total area⁽¹⁾

101.6 m²

1093 ft²

Reduced headroom

0.8 m²

9 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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