



## Hurds Hollow, Matlock, DE4 3JZ

\*NO UPWARD CHAIN\* Overflowing with attractive features, this substantially upgraded home has elevated panoramic views, driveway parking for 4 vehicles and a detached garage, large rear garden and three double bedrooms with a huge attic room and en-suite. The long list of high quality upgrades includes a new main bathroom and additional en-suite, new kitchen with quartz worktops, new electrics, plumbing, damp proofing, thermal-insulated floors and walls, new wood burning stoves, new oak flooring and a new boiler.

This impressive detached home has an entrance hallway with sitting room and kitchen-diner on the ground floor. To the first floor are three double bedrooms and the family bathroom. On the second floor, the huge attic room has been furnished with substantial amounts of new fitted bedroom furniture and the addition of an en-suite shower room.

To the left, the Tarmac driveway has parking for four vehicles and a detached garage. The large rear garden has a spacious lawn and two sheds. All kitchen appliances are included in the sale and the sofas and some beds are available by separate negotiation.

Hurds Hollow is only a short walk down the gentle hill to the town centre, where there are lovely riverside walks, lots to explore around Hall Leys Park and great transport connections north and south via road, rail and bus. There are a number of popular schools for children from primary to secondary within close proximity - and playing fields just around the corner too.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Substantially upgraded to an exceptional standard
- Driveway parking for 4 vehicles and detached garage
- New floors with thermal insulation and new walls with thermal plaster
- Three double bedrooms, main bathroom and attic room with en-suite
- New bathroom and en-suite to attic room
- New fitted kitchen and quartz worktops
- Panoramic views to hilly countryside
- Brand new electrics, plumbing, damp proofing and boiler
- NO UPWARD CHAIN
- Significant bedroom storage in attic room and Bedroom Three

**£550,000**

# Hurds Hollow, , Matlock, DE4 3JZ

## Front of the home

With great kerb appeal, this attractive stone built house has a stone wall at the front, with box hedge above. Stone steps lead up to the path to the front door and around to the gated side entrances. The Tarmac drive on the left has space for up to four vehicles to park in front of and beside the detached garage. Opposite, the allotments are located on protected land so it is reasonable to assume that land will not be built upon for the foreseeable future.

There is a wall-mounted light to the right of the composite front door with chrome handle and letterbox.

## Entrance Hallway

The impressive hallway has a high ceiling with light fitting, new oak flooring, a radiator and staircase to the first floor. The wall below the banister is wood-panelled and we love the bespoke stained glass window above the entrance to the kitchen-diner, depicting Ribber Castle and the Matlock hillside. A part-glazed contemporary wooden door with chrome handle leads into the sitting room.

## Sitting Room

12'7" x 12'7" (3.85 x 3.84)

An elegant room with oak flooring, the sitting room has a bay window with elevated views, picture rail, skirting boards and ceiling light fitting. The focal point is the wood burning stove and flue, set upon a gritstone hearth with brick surround and stone plinth above. There is plenty of space in this room for flexible room layouts.

## Kitchen-Diner

19'4" x 18'2" (5.9 x 5.55)

Oak flooring flows seamlessly through to this L-shaped room from the entrance hallway. The current owner has exposed the substantial brick chimney breast, which now has a large wood burning stove and flue - also with a stone plinth above. The tall window looks out to the rear garden and this room also has a picture rail and skirting boards.

The kitchen has high quality fitted country-style cabinets with a U-shaped quartz worktop and breakfast bar peninsula with space for four stools. It's a great space for friends and family to gather in. Below are an integrated refrigerator and freezer - and beneath the Velux roof window and additional window looking out to the rear garden is a 1.5 stainless steel sink with brass mixer tap. The Neff five ring gas hob has an electric oven below and extractor fan above. To the right is a window and, below, a Samsung washing machine.

A half-glazed uPVC door opens out to the side path and there is an under-stairs cupboard which houses the Ideal boiler.

## Stairs to first floor landing

Carpeted stairs with a banister on the left lead up to the first floor landing, past a window on the right. The galleried landing is carpeted and has a ceiling light fitting and white panelled doors to three double bedrooms and the main bathroom. A door leads up to the attic room and en-suite shower room.

## Bedroom One

8'6" x 8'6" (2.61 x 2.6)

Currently used as a cycling room, this double bedroom at the rear of the home has views over the garden. It is carpeted and has a radiator and ceiling light fitting.

## Bedroom Two

9'6" x 8'6" (2.9 x 2.6)

This double bedroom is currently a guest room. With an under-stairs cupboard, the room is carpeted and has a radiator and ceiling light fitting.

## Bedroom Three

12'7" x 10'1" (3.85 x 3.08)

With wonderful elevated views of the hilly countryside opposite, this double at the front of the home has full-height double fitted wardrobes. The carpeted room has a ceiling light fitting and radiator.



## Bathroom

9'4" x 7'10" (2.85 x 2.4)

We adore this gorgeous bathroom, which has contemporary tile-effect vinyl flooring, wood-panelled walls and Burlington bathware. Bathrooms with a separate bath and shower are always well-loved and this delivers.

On the left, the cubicle with curved glass sliding doors and easy-clean walls houses a mains-fed shower with monsoon shower head and separate hand-held attachment. There is a ceramic WC and, over to the right, the claw foot rolltop bath has a heritage-style mixer tap and hand-held shower attachment. The vanity unit has a ceramic sink with chrome taps and the room also includes a tall west-facing window, recessed ceiling spotlights, chrome towel heater and extractor fan.

## Attic Room

15'7" x 13'7" (4.75 x 4.15)

Through a door from the first floor landing, stairs lead up to this stylish room, with modern oak and glass balustrade. With magnificent panoramic views over the town to the verdant hillside, this room has plenty of space for a bed, seating and additional furniture. The room is carpeted and has recessed ceiling spotlights and a huge volume of new eaves wardrobes and deep drawers. The new en-suite shower room has a vanity unit, WC, Velux window, shower cubicle and recessed ceiling spotlights.

## Rear Garden

Paths on each side of the home lead to the wide dining patio, with plenty of space for outdoor dining, seating and storage. Three stone steps lead up to a path which circumvents the lawn and leads to the two large sheds in the top-right corner. The garden is bounded by dry stone walls on two sides with timber fences above.

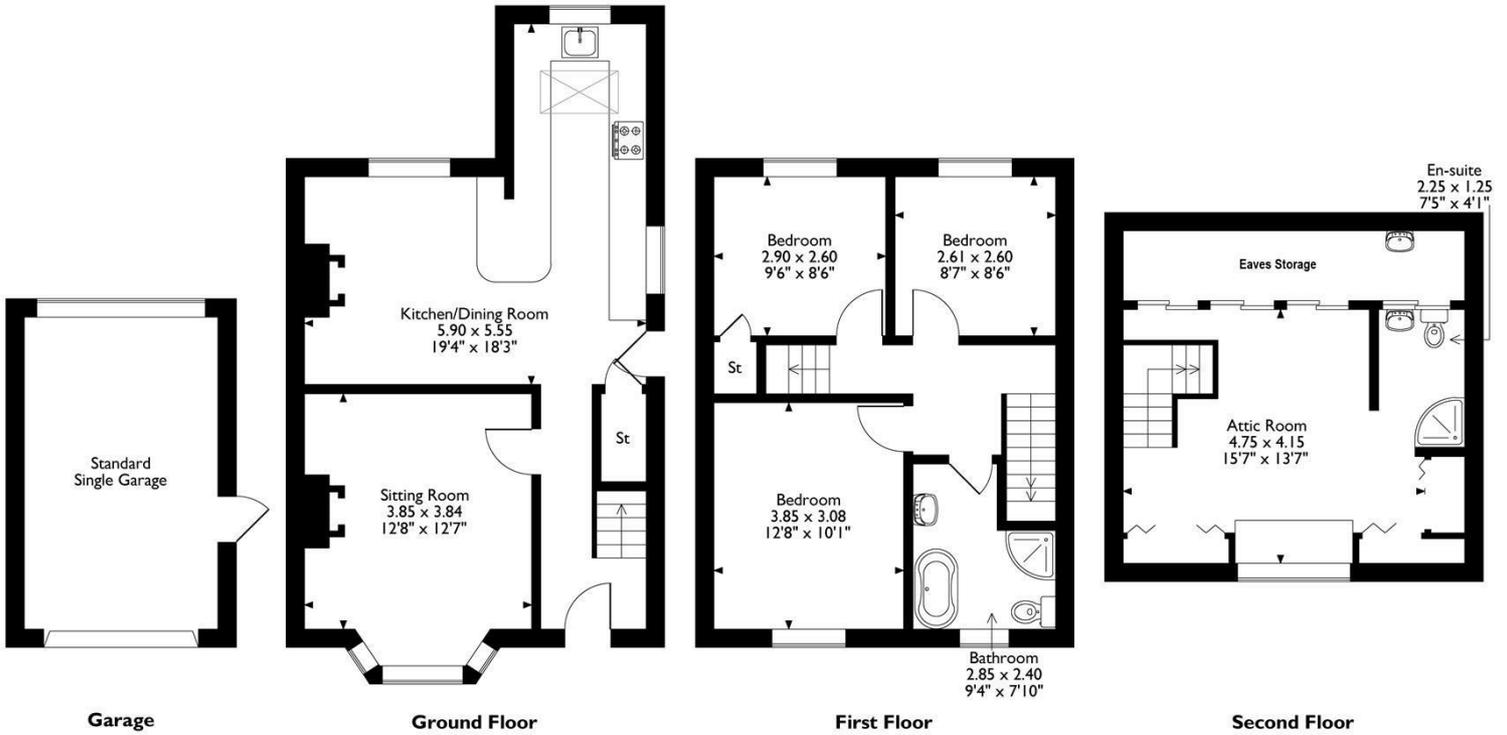
There is a large mistletoe tree in the top-left corner and a flower bed on the left.

## Detached Garage

The detached garage has an up-and-over door, separate side door entrance and rear window. The garage is equipped with power, lighting and a set up for an EV charging point.



12 Hurds Hollow  
 Approximate Gross Internal Area  
 112 Sq M / 1206 Sq Ft  
 (Excluding Garage)



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		47	
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315