



**w****ards**  
estate agents

**The Grange Holme Road**

Matlock Bath, Matlock, DE4 3NU

**£595,000**

# The Grange Holme Road

Matlock Bath, Matlock, DE4 3NU

A rare opportunity to acquire this beautifully presented and totally refurbished, uniquely designed FIVE DOUBLE BEDROOM/THREE BATHROOM DETACHED FAMILY HOME! Offered with NO CHAIN and finished to a high standard with ultra modern & stylish fittings throughout. Situated on a TRULY FABULOUS ELEVATED POSITION in Matlock Bath with far reaching enviable views across Derbyshire Dales hills! Self Contained Annex Apartment- Perfect 'Work From Home' Option! Ample off road parking spaces. This impressive family home is well situated for a range of local amenities in Matlock Bath, boasting of shops, cafes, bars, restaurants & facilities, as well as reputable schooling, road & public transport links including the nearby train station going further afield to Bakewell, Chesterfield, Sheffield Derby & Nottingham with only a 2 hour train journey to London!

Professionally decorated interior offers extremely versatile accommodation of 2257 sq ft set across both storeys, with gas central heating & part uPVC double glazing & newly replaced wooden sash sealed unit windows. Comprising: entrance hallway, cloakroom/WC, utility, splendid open plan integrated dining kitchen with patio doors onto the balcony with spectacular countryside views, impressive family reception room with inset feature stone hearth & enjoying panoramic rear views. Lower hallway leads to the principal double bedroom/en suite shower room, four further double bedrooms, luxury fully tiled family bathroom with spa bath, exquisite 2nd family bathroom with freestanding slipper bath. The 3rd versatile double bedroom could be used for sitting room, office or home working having an access door to the rear

Generous, landscaped rear tiered garden with impressive decking area with attractive balustrading- a perfect setting for outside family/social entertaining and enjoyment benefiting from superb rear aspect views over the gardens and surrounding area.

## Additional Information

Gas Central Heating -Combi boiler with certification

Part wooden seal unit windows

Part uPVC sash windows (new '26)

Replastering to many rooms

Externally repainted

Electrical upgrade with certification

Part uPVC double glazed windows

Gross Internal Floor Area -209.7 Sq.m/ 2257.1 Sq.Ft.

Council Tax Band -F

Secondary School Catchment Area-Highfields School

New carpeting throughout

This property is situated in a Conservation Area

## Entrance Hall

14'9" x 14'2" (4.50m x 4.32m)

The entrance door is accessed via wooden steps to an open porch, leading into a spacious hall which has access to the cloakroom, utility, dining kitchen and reception room. There is a staircase leading down to the lower ground floor. Rear aspect windows





#### Cloakroom/WC

5'5" x 4'5" (1.65m x 1.35m)

Comprises a low level WC and wash hand basin in enclosed vanity unit.

#### Utility Room

6'0" x 4'1" (1.83m x 1.24m)

Useful storage and with plumbing for washing machine.

#### Reception Room

23'8" x 16'8" (7.21m x 5.08m)

Stunning generously proportioned family reception room with superb feature Stone Fireplace with brick inset and tiled hearth. Two rear aspect sash windows with panoramic views! Side glazed window overlooking the balcony.

#### Fabulous Open Plan Kitchen Diner

12'4" x 11'5" (3.76m x 3.48m)

Comprising of a superb 'Bespoke' range of base & wall units with complementary slimline work surfaces & inset sink with mixer tap. Integrated electric double oven, hob & chimney extractor fan. Integrated fridge freezer & dishwasher. Concealed lighting & downlighting. Useful built in Pantry with great storage space. Tiled flooring. Side aspect window gives surplus amounts of natural light. Open access to the dining room

#### Pantry

4'3" x 2'5" (1.30m x 0.74m)

Excellent additional storage space.

#### Open Plan Dining Room

12'11" x 12'4" (3.94m x 3.76m)

Being open plan to the kitchen this bright and spacious room provides plenty of space for a good sized table and chairs and for further furniture. Newly fitted uPVC sliding patio doors lead onto the Stone laid Balcony which enjoys enviable panoramic views over the surround hillsides.

#### Balcony

19'11" x 6'5" (6.07m x 1.96m)

A perfect setting for social and family fresco dining, entertaining and enjoyment!! Enjoys the most spectacular views over the surround countryside and perimeter river line!



#### Lower Ground Floor Hall

13'4" x 7'7" (4.06m x 2.31m)

The staircase from the upper ground floor hall leads town to this spacious lower hallway which has two newly installed double glazed sash windows with panoramic countryside views! Feature radiator & doors leading to all bedrooms & family bathrooms.

#### Rear Double Principal Bedroom

13'4" x 12'4" (4.06m x 3.76m)

Well portioned main double bedroom with two rear aspect sash windows with splendid views to enjoy and savour. Door to the ensuite shower room.

#### En Suite Shower Room

7'0" x 4'8" (2.13m x 1.42m)

Comprising of a modern 3 piece suite which includes a double width shower area, low level WC and wash hand basin set within a tiled unit with worktop and cupboard storage below. Wall fitted mirror with lighting. Marble effect wall tiling.

#### Rear Double Bedroom Two

13'3" x 12'7" (4.04m x 3.84m)

Superb spacious guest/second double bedroom with two rear aspect sash windows providing plenty of natural light and providing extensive countryside views. Designer radiators.

#### Luxury Family Bathroom

12'6" x 6'8" (3.81m x 2.03m)

Being fully tiled and comprising of a 4 piece suite which includes a low level WC in vanity unit with worktop, wash hand basin set into a vanity unit with mirror above, an integrated deep set spa bathtub with a pull out shower and large fitted mirror above. Separate double width rainfall shower with additional handheld shower with a holder and glass screen, ceiling spotlights and a chrome heated towel rail.





### Side Double Bedroom Three

12'0" x 11'5" (3.66m x 3.48m)

A third side aspect double sized bedroom. Extremely versatile room, could be used for sitting room, office or home working having an access door to the superb decking & landscaped gardens.

### Side Double Bedroom Four

10'11" x 10'2" (3.33m x 3.10m)

Fourth double bedroom with a side aspect window.

### Front Double Bedroom Five

13'7" x 8'10" (4.14m x 2.69m)

A further side aspect double bedroom.

### Exquisite Family Bathroom

7'2" x 6'7" (2.18m x 2.01m)

This second family bathroom is fully tiled and comprises of a fabulous 3 piece suite which includes a low level WC fitted into a vanity unit with a worktop and lighted shelving above. Wash hand basin set into a worktop with a matching shelf below & mirror above. Fabulous freestanding slipper bath with freestanding tap and handheld shower. Chrome heated towel rail, tiled floor and downlighting.



### Annex Studio

16'5" x 14'11" (5.00m x 4.55m)

Formerly a double garage- this property also benefits from a self contained DETACHED ANNEXE STUDIO which is located to the front of the property. Front patio doors provide access to a bright and spacious open plan living space. Bedroom located on the mezzanine level. There is external lighting and patio area. Offers the opportunity for a variety of uses.

Mezzanine Bedroom 2.59m x 2.01m (8'6" x 6'7")

Annex Shower Room 2.29m x 1.35m (7'6" x 4'5") currently having a double shower tray. Scope for further updating if required.

### Outside

The property benefits from ample outdoor space situated on a hillside plot with fantastic surrounding countryside views. Front low stone boundary walling and recently tarmacadamed driveway provides parking for two vehicles. Wooden stepping with subtle lighting and both Lavender & Pebble stone borders leads to both the front entrance and a stretch of artificial lawn leads to the side of the bungalow with screened fenced boundary and mature established trees and planting. This pathway leads down to the side access door to the lower living and further onto an impressive decking area with attractive balustrading- a perfect setting for outside family/social entertaining and enjoyment benefiting from superb rear aspect views over the gardens and surrounding area.



### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



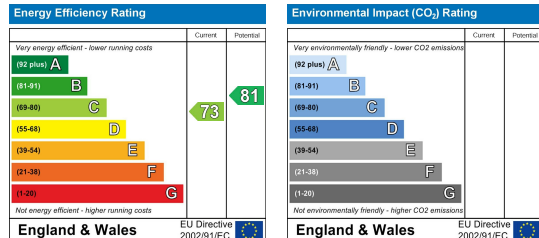
## Floor Plan



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

