

30 School Road, Matlock - DE4 3DS

£850 pcm







30 School Road

Matlock, DE4 3DS

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- South-Facing Garden
- Energy Rating D
- Two Bedrooms & Loft Room
- Available December 2026 / January 2027
- On street Parking
- Virtual Tour Available
- Sought After Location

Directional Notes

Leaving Matlock Crown Square via Bank Road, follow the road up the hill taking the right turn by county Hall into Smedley Street East. At the end of the road, cross over Chesterfield Road into School Road where the property can be found on the right hand side as identified by our To Let sign.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.







Ground Floor

The property is accessed via the low maintenance foregarden where a flagged pathway leads up to the

Entrance Porch

With space for hanging coats and shoe storage. A uPVC double glazed door opens into the

Sitting Room

Dimensions: 3.65 x 3.33 (11'11" x 10'11"). A light and airy room with a uPVC double glazed window to the front aspect. There's a display fire with surround and mantle. TV point. A door leads through to the

Dining Kitchen

Dimensions: 3.90 x 3.31 (12'9" x 10'10"). With a slate effect tiled floor and a modern range of wall, base and drawer units with contrasting wood effect worktop over and inset 1.5 bowl sink with mixer tap. There is a uPVC double glazed window to the rear aspect with part glazed door to the side which leads out to the rear garden and patio area. integrated appliances include fridge, freezer, washing machine, dishwasher and Zanussi electric oven with gas ring hob. There is also ample space for a family-sized dining table and chairs.

Guest Cloakroom

With wood effect laminate flooring, low flush macerator and wall mounted wash basin.

First Floor
On arrival at the first floor landing, the first door on the left leads into

Bedroom One
Dimensions: 3.66 x 3.36 (12'0" x 11'0"). A good sized double bedroom with uPVC double glazed window to the front aspect with hardwood sill.

Bedroom Two
Dimensions: 3.20 x 1.76 (10'5" x 5'9"). With a uPVC double glazed window to the rear aspect overlooking the garden and offering superb views over the town and up towards Riber Castle. There is also a useful under stairs storage cupboard.

Family Bathroom
Dimensions: 2.03 x 1.784 (6'7" x 5'10"). Fully tiled room with a rear aspect double glazed window with obscured glass. Fitted with a three piece suite consisting of panelled bathtub with glass shower screen and mains shower over, a dual flush WC, pedestal wash hand basin. There's also a built in storage cupboard with shelving.

Second Floor
At the end of the landing a door opens to the second floor staircase which leads up to the

Loft Room
Dimensions: 5.12 x 3.28 (16'9" x 10'9"). A bright and airy room with use for a third bedroom or home office. There is a high level window to the rear aspect with a Velux window offering superb views across the town and up towards Riber Castle.

Outside
To the front of the property there is a paved foregarden enclosed by a stone wall. Immediately to the rear of the property there is a paved patio and seating area, ideal for enjoying those south-facing views. Steps lead down to a lawned garden. There is also use of the outbuilding providing ideal storage for garden furniture and equipment.









Grant's of Derbyshire Estate Agents

21 St. John Street, Wirksworth - DE4 4DR

01629 823008

info@grantsofderbyshire.co.uk

www.grantsofderbyshire.co.uk/

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given as to their condition. The deeds have not been inspected by the writer of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.