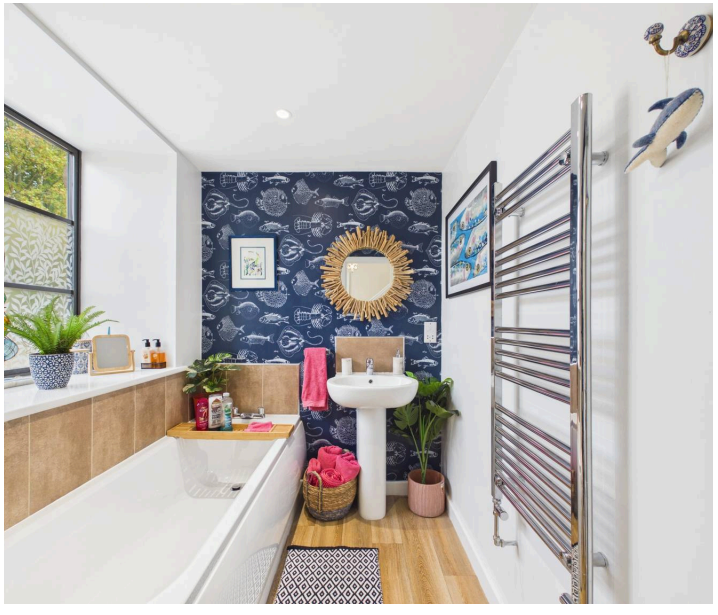


19 East Mill Close, Lea Bridge - DE4 5PY

Offers Around £280,000







19 East Mill Close

Lea Bridge, Matlock

Grant's of Derbyshire are delighted to offer For Sale this four bedroom, end of terrace property. Arranged over three floors, it offers flexible living accommodation, ideal for families or investors. Set within the historic Derwent Valley Mills World Heritage Site, the property is ideally positioned within easy reach of the popular towns of Matlock and Wirksworth, both offering a range of local shops, pubs, restaurants and everyday amenities.

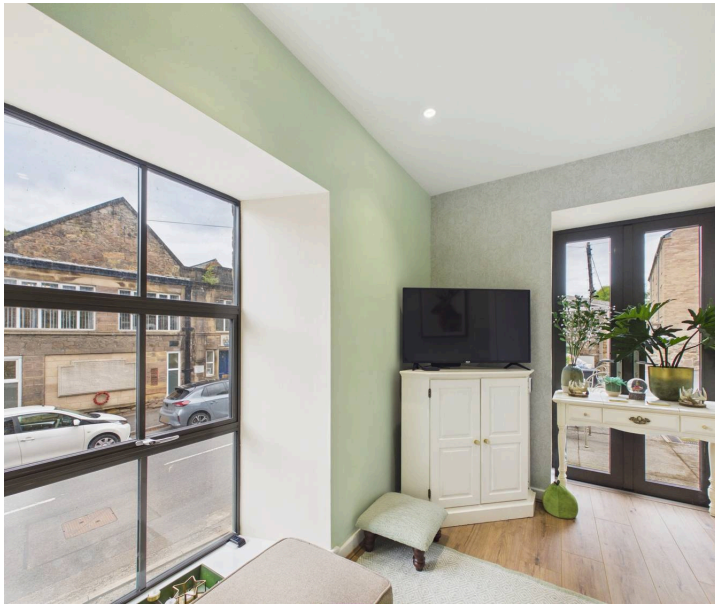
Originally forming part of the wool store for the renowned John Smedley Mill, the property was thoughtfully renovated and converted in 2021 to create a stylish home while retaining its historic character.

The ground floor features a welcoming entrance hall, guest cloakroom, sitting room and a contemporary dining kitchen. There is a single bedroom, a double bedroom and a bathroom to the first floor and to the second floor is another double bedroom, a single bedroom and a shower room.

The property benefits from two allocated parking spaces and is offered with no upward chain.

Viewing is highly recommended. Virtual Tour Available.







Ground Floor

The property is accessed via a composite door which opens directly into the entrance hallway.

Entrance Hallway

6' 5" x 7' 1" (1.96m x 2.15m)

A bright and spacious entrance hallway featuring a double glazed window to the front aspect, along with useful space for storing coats and boots. Doors open to the guest cloakroom, sitting room and kitchen diner and stairs lead up to the first floor landing.

Guest WC

3' 1" x 5' 7" (0.93m x 1.70m)

This is a thoughtfully designed guest cloakroom fitted with a dual flush wc and pedestal wash basin.

Sitting Room

6' 5" x 13' 4" (1.96m x 4.06m)

This sitting room features a good-sized double-glazed window to the side aspect along with French doors opening onto the front aspect. An alcove beneath the stairs provides useful additional space.

Dining Kitchen

8' 0" x 13' 5" (2.43m x 4.08m)

The kitchen is fitted with a range of matching wall, base and drawer units, complemented by ample worktop space. Integrated appliances include a fridge, freezer, slimline dishwasher, electric oven and an induction hob with extractor hood over. There is also a stainless steel sink with a swan-neck mixer tap and drainer. A window overlooks the rear aspect, while another set of French doors opens to the front. To the side of the French doors is ample space for a good-sized dining table and chairs.

First Floor

The staircase rises to the first-floor landing, with doors leading to bedrooms two and three and the well-appointed shower room. A further staircase continues to the second-floor landing.

Bedroom Three
8' 4" x 7' 2" (2.54m x 2.18m)
A versatile single bedroom featuring a window to the rear aspect with a practical window seat. This versatile space would make an ideal home office or nursery, depending on requirements.

Bathroom
8' 7" x 5' 8" (2.62m x 1.72m)
Fitted with a three-piece suite comprising a panelled bath with mixer tap, pedestal wash basin and dual-flush WC. The room is further complemented by a ladder-style radiator and a side-aspect window with frosted glazing, adding privacy.

Bedroom Two
6' 4" x 13' 0" (1.94m x 3.97m)
A double bedroom featuring a side-aspect window with a fitted window seat and built-in wooden storage unit for practicality.

Second Floor
The landing provides access to bedrooms one and four, as well as the shower room.

Bedroom Four
8' 4" x 7' 2" (2.54m x 2.18m)
Currently arranged as a dressing room and study, this versatile space offers the potential to be utilised as a comfortable spare bedroom if required. Two windows to the rear aspect provide plenty of natural light.

Shower Room
7' 8" x 5' 4" (2.34m x 1.63m)
Fitted with a contemporary three-piece suite comprising a dual-flush WC, pedestal wash basin and corner shower unit with thermostatic shower. There is also a window to the front aspect.

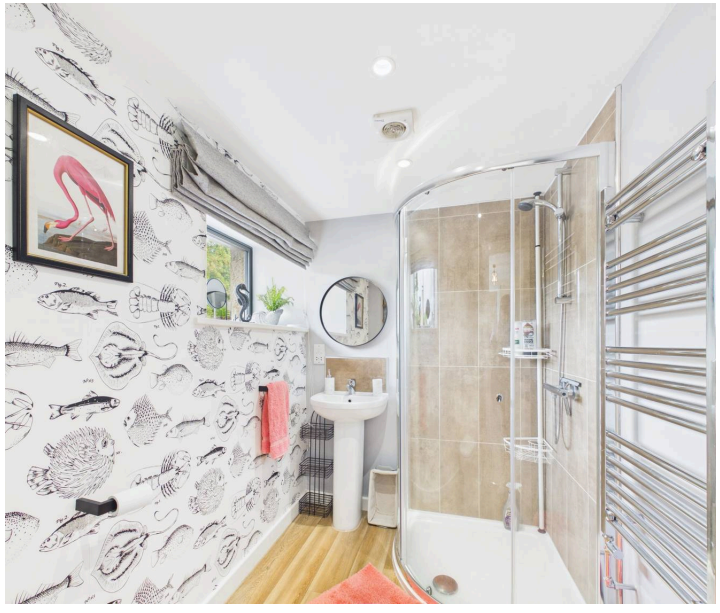
Bedroom One
6' 4" x 13' 3" (1.92m x 4.05m)
A well-designed double bedroom featuring a rear-aspect window and a practical built-in storage unit.

Allocated parking

To the front of the property, there are two allocated parking spaces.









Floor 0



Floor 1



Floor 2

GRANT'S
OF DERBYSHIRE

Approximate total area(1)

75.5 m²

813 ft²

Reduced headroom

0.6 m²

7 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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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.