



19 Mettesford, Matlock - DE4 3DZ
£175,000



19 METTESFORD

Matlock

Grants of Derbyshire are delighted to offer for sale this spacious three-bedroom semi-detached home, ideally located just a short distance from the popular town of Matlock. Offering generously proportioned accommodation throughout, the property is arranged over two floors and briefly comprises an entrance hall, living room, dining area and kitchen to the ground floor, with three bedrooms and a bathroom on the first floor. In addition, the property benefits from a useful side entrance and a range of store rooms, providing excellent storage and further potential. Outside, a paved driveway to the front provides off-road parking alongside a lawned garden, while the fully enclosed rear garden offers a pleasant outdoor space with a paved seating area, and a useful greenhouse. Whilst the property requires a scheme of modernisation, it presents an excellent opportunity to create a lovely family home. No Upward Chain. Viewing highly recommended. Virtual tour available.

Please note that this home is a repaired, Pre-Cast Reinforced Concrete (PRC) property which is a home that has undergone structural remediation to replace or render redundant its deteriorating concrete load-bearing elements with traditional building materials, such as brick and block. This home has been certified as repaired and we are seeking the PRC certificate from our vendors.

Council Tax band: A

Tenure: Freehold





Ground Floor

A paved driveway leads to the uPVC front door, opening into the entrance hall.

Entrance Hall

6' 11" x 11' 7" (2.12m x 3.52m)

A welcoming and generously proportioned entrance hall, offering ample space for coats and shoes. Featuring a staircase rising to the first floor and a useful fitted understairs storage cupboard.

Living Room

14' 8" x 11' 6" (4.47m x 3.50m)

This generous living room features wooden panelling to the walls and a uPVC double-glazed window to the front aspect, enjoying spectacular far-reaching views. The focal point of the room is a gas fire set within a decorative wooden surround.

Dining Room

9' 6" x 8' 10" (2.89m x 2.69m)

Open to the living room, the dining area offers ample space for a table and chairs, with sliding glass doors opening directly onto the garden.

Kitchen

12' 2" x 8' 10" (3.71m x 2.68m)

This spacious kitchen is fitted with a range of base units and features a stainless steel sink with chrome mixer tap, positioned beneath a uPVC double-glazed window overlooking the garden. A door to the side provides access to the useful side entrance.



Side Entrance

6' 4" x 12' 9" (1.93m x 3.89m)

With external doors front and rear, this area links the main house to the very useful range of store rooms. The space also benefits from plumbing already in place for the installation of a ground floor WC, if desired.

Store Room

Accessed via the side entrance, this useful space provides excellent storage.

First Floor

Stairs from the entrance hall rise to the first floor landing.

Bedroom One

12' 0" x 11' 7" (3.65m x 3.53m)

A generous double bedroom featuring a fitted wardrobe for storage and a uPVC double-glazed window to the front aspect, enjoying stunning views towards Riber Castle.

Bedroom Two

11' 11" x 8' 11" (3.62m x 2.72m)

Another well-proportioned double bedroom, featuring a fitted wardrobe for storage and a uPVC double-glazed window overlooking the rear aspect.

Bedroom Three

6' 10" x 8' 8" (2.08m x 2.63m)

This versatile room would make an ideal single bedroom or home office, featuring a window to the front aspect that enjoys the same views as bedroom one.

Bathroom

7' 11" x 5' 7" (2.42m x 1.70m)

Fitted with a three-piece suite comprising a high-level flush WC, cyan blue pedestal wash hand basin, and matching bath with shower over.

Outside

To the front of the property, a paved driveway provides off-road parking alongside a small lawned garden. To the rear, there is a fully enclosed garden featuring a paved seating area ideal for outdoor dining, as well as a useful greenhouse.





Floor 0

Approximate total area⁽¹⁾

95.1 m²

1022 ft²



Floor 1

(1) Excluding balconies and terraces

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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