



88 Starkholmes Road, Matlock - DE4 3DD  
£330,000



## 88 STARKHOLMES ROAD

### Matlock

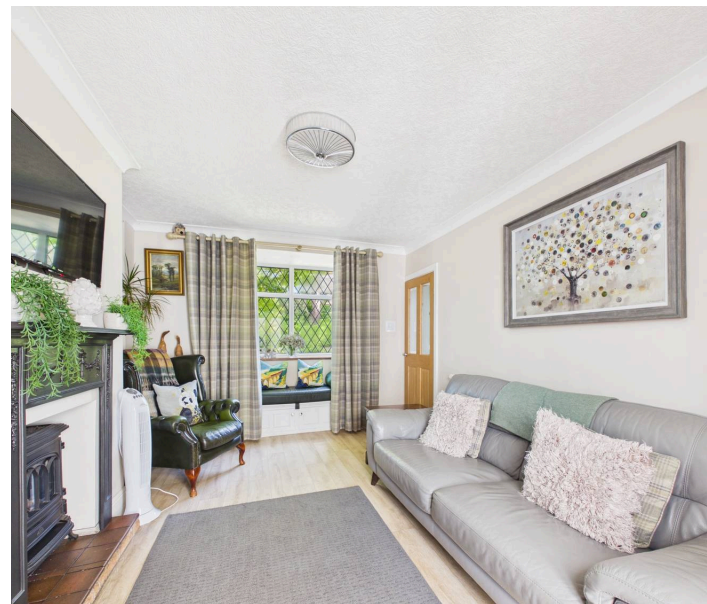
Grants of Derbyshire are delighted to present this charming and beautifully maintained two-bedroom detached home, ideally situated in the highly sought-after village of Starkholmes, just a short distance from the vibrant town of Matlock, with its excellent range of shops, cafes and amenities. The accommodation is well laid out and briefly comprises a modern dining kitchen and a spacious living room leading through to a bright conservatory on the ground floor. To the first floor are two double bedrooms and a stylish contemporary bathroom. Externally, the property features a neatly lawned front garden alongside a gravelled driveway providing off-road parking. To the rear is a delightful, low-maintenance garden, offering an ideal space for outdoor dining. Viewing highly recommended. Virtual tour available.

Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Two Bedroom Detached Cottage
- No Upward Chain
- Off-road parking
- Lots of Character
- Gas Central Heating
- Sought After Village Location
- Gardens To Front & Rear
- EPC rating E





### **The Location**

Starkholmes is a village just under 1.5 miles from the centre of Matlock and is within the easy reach of the neighbouring villages of Cromford, Wirksworth and Riber, home of the historic Riber Castle. There is an active community in Starkholmes with a Grade II Listed Church, Two Public Houses and sought after Primary and Secondary Schools. Train stations at nearby Cromford & Matlock provide easy access to Derby, Nottingham, Chesterfield and Sheffield.

### **Ground Floor**

The property is accessed via the wooden gate which leads into the foregarden. The green composite front door opens into the entrance hall where the door on the right leads into the

### **Living Room**

10' 5" x 14' 0" (3.18m x 4.26m)

A generously sized reception room featuring attractive wooden flooring and a uPVC double-glazed box bay window to the front, offering a pleasant outlook over the garden. An in-built window seat with useful storage beneath adds both charm and practicality. The focal point of this space is the decorative cast-iron hearth with a gas fire, creating a warm atmosphere. Fully glazed French doors open through to the

### **Conservatory**

11' 1" x 8' 6" (3.39m x 2.59m)

Of uPVC construction with matching sliding doors which lead out to the rear garden.



### Dining Kitchen

10' 1" x 14' 0" (3.08m x 4.27m)

Fitted with a contemporary range of wall and base units with matching drawers, this kitchen offers ample storage and generous worktop space, complemented by white tiled splashbacks. Integrated appliances include a dishwasher, an induction hob with oven beneath, an extractor hood and an inset sink with mixer tap. There is space and plumbing for both a washing machine and a full-size fridge freezer. uPVC windows to the front and rear aspects provide excellent natural light, and the room is comfortably sized to accommodate a dining table and chairs. A practical under-stairs recess offers convenient storage for household essentials, while a uPVC double-glazed door gives direct access to the rear garden.

### First Floor

Stairs by the entrance lead to the first floor landing.

### Bedroom One

10' 8" x 14' 0" (3.24m x 4.26m)

A generous double bedroom with a uPVC double glazed window to the front aspect offering countryside views.

### Bedroom Two

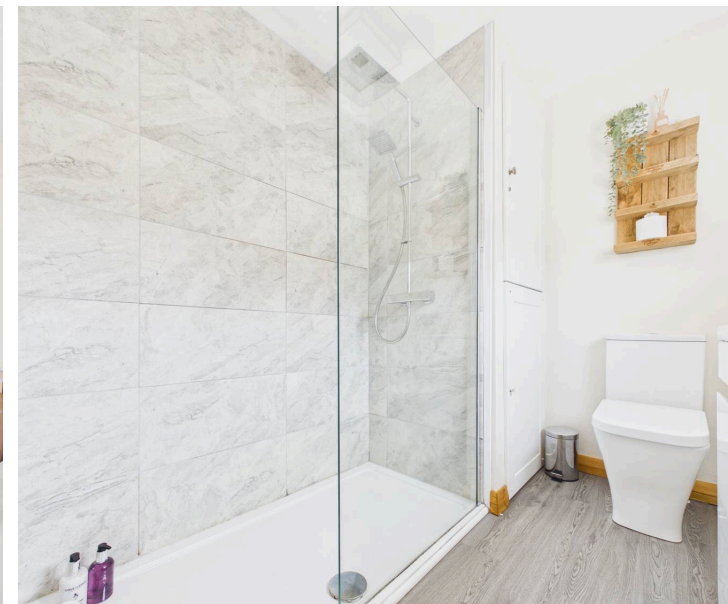
10' 3" x 7' 7" (3.12m x 2.31m)

With a uPVC double glazed window to the front aspect and an overstairs cupboard, providing excellent storage space.

### Family Bathroom

7' 6" x 6' 4" (2.28m x 1.93m)

This contemporary bathroom is fitted with a three-piece suite comprising a low-flush WC, white vanity wash hand basin and a tiled walk-in shower. The former airing cupboard offers excellent storage for linen, towels and other essentials.



### Outside & Parking

Externally, the property features a neatly lawned front garden alongside a gravelled driveway providing off-road parking. To the rear is a delightful, low-maintenance garden, offering an ideal space for outdoor dining.

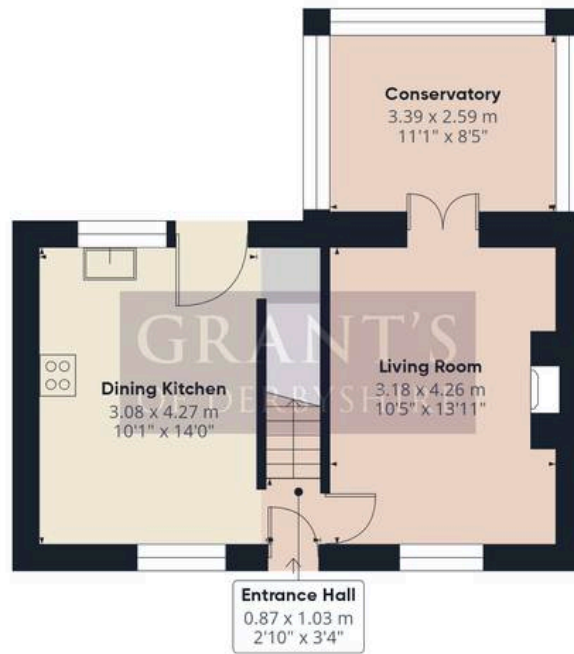
### Directional Notes

From Matlock, take the A615 south towards Tansley. Turn right by the fuel station, onto Church Street. Follow this road for approximately half a mile until you see the property on your right, identified by our Sale board. The postcode is DE4 3DD.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2195.66 per annum.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

66.9 m<sup>2</sup>

721 ft<sup>2</sup>

(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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