



60 Morledge, Matlock - DE4 3SD  
£262,000



## 60 MORLEDGE

### Matlock

Grants of Derbyshire are delighted to present this well presented two-bedroom mid-terraced home, beautifully maintained throughout and situated in a quiet cul-de-sac just a short distance from the heart of Matlock. The property benefits from solar panels, underfloor heating, gas central heating and uPVC double glazing, ensuring comfort and efficiency all year round. The ground floor accommodation comprises an inviting entrance hall, a spacious lounge, modern breakfast kitchen and a convenient downstairs WC. To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom. Outside, the property features a pleasant front garden and a fully enclosed rear garden for wildlife, with a paved patio area for outdoor dining. A convenient gate to the rear provides direct access to the two allocated parking spaces. Viewing highly recommended. Virtual tour available.

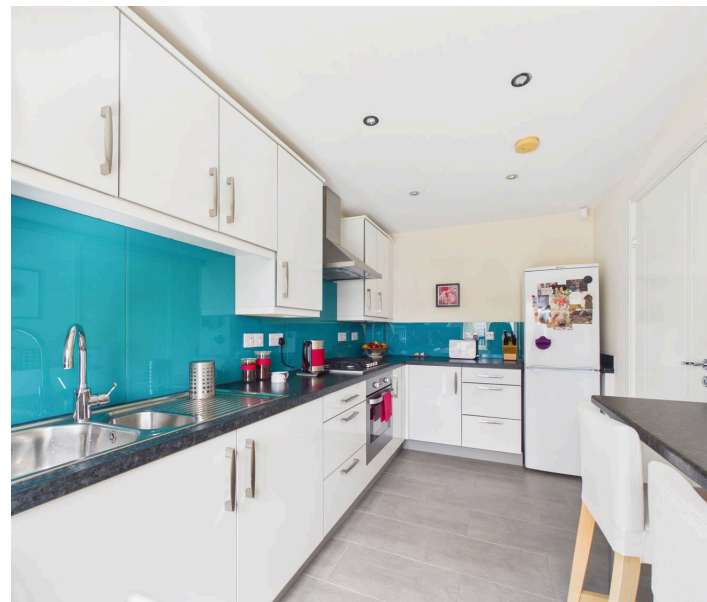
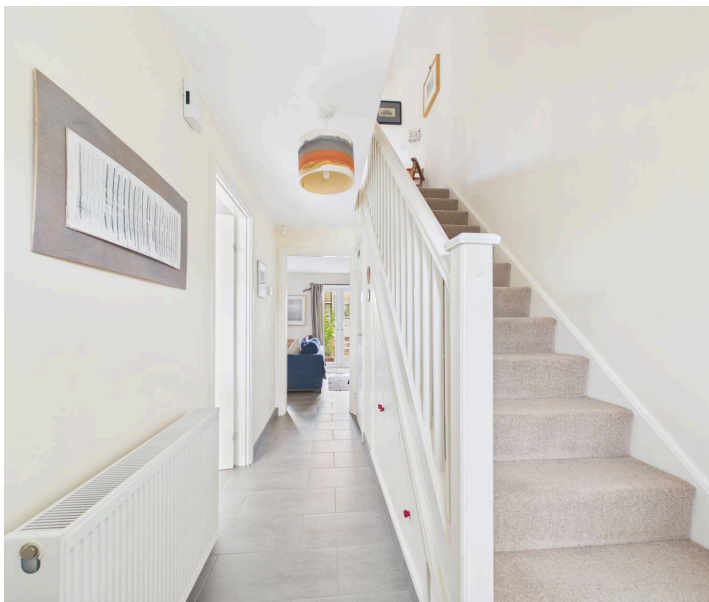
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two double bedrooms
- Solar Panels
- Under-floor heating
- uPVC & Double Glazing
- Two allocated parking spaces
- Front & Rear Garden
- EPC has been ordered





### Ground Floor

A paved pathway leads passed the front garden and into the **Entrance Porch**

A great space for hanging coats and storing shoes. A composite door straight ahead leads into the

### Entrance Hall

14' 5" x 3' 4" (4.39m x 1.01m)

This generous entrance hall offers convenient understairs storage as well as an extra cupboard beside the front door. The grey ceramic tiled flooring includes underfloor heating throughout and a door to the right opens into the

### Living Room

12' 11" x 14' 3" (3.93m x 4.35m)

Continuing the ceramic tiled flooring, this space benefits from a uPVC double-glazed window to the rear aspect and French doors that open directly onto the garden, providing a perfect blend of indoor and outdoor living.

### Breakfast Kitchen

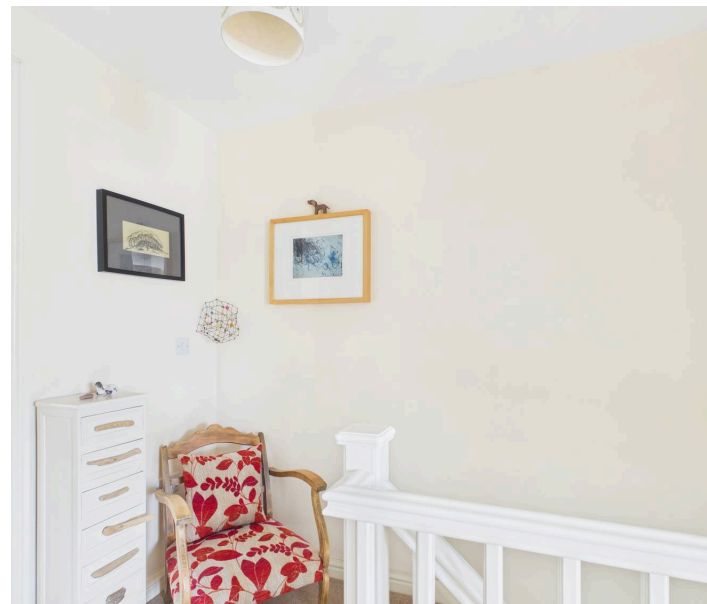
13' 3" x 7' 5" (4.03m x 2.27m)

A contemporary kitchen featuring a range of white gloss wall, base and drawer units, complemented by blue acrylic splashbacks and black granite worktops. Integrated appliances include a stainless steel sink, a Zanussi oven and a four-ring gas hob with an extractor hood above. There is space and plumbing for both a washing machine and a fridge freezer, along with a matching breakfast bar. A uPVC double-glazed window to the front aspect offers lovely countryside views.

### Downstairs WC

4' 9" x 2' 10" (1.46m x 0.86m)

Fitted with a two-piece suite comprising a white pedestal wash hand basin with a green acrylic splashback, a low-flush WC and a fitted wall cupboard offering excellent storage.



## First Floor

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

### Bedroom One

10' 2" x 12' 2" (3.10m x 3.72m)

With beige carpeted flooring, this well-proportioned double bedroom features two rear-aspect uPVC double-glazed windows and useful fitted wardrobes offering excellent storage.

### Bedroom Two

9' 2" x 10' 5" (2.80m x 3.17m)

This second double bedroom continues the same carpeted flooring and includes two front-aspect uPVC double-glazed windows with countryside views. It also provides two fitted storage spaces for added convenience.

### Bathroom

6' 7" x 7' 4" (2.00m x 2.23m)

A contemporary family bathroom featuring a three-piece suite, including a low-flush WC, white pedestal wash hand basin and a panelled bath with mains shower above. The space also includes a white ladder-style towel rail and fitted cupboards for practical storage.

### 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.

### Directional Notes

From the centre of Matlock, take the A6 towards Bakewell. After the roundabout, take the third right turn onto Morledge (signposted for the Arc Leisure Centre). Continue up the hill and turn left at the T-junction. Follow Morledge as it climbs; when you reach number 64 directly ahead, take the left turn. The property is located on the right-hand side.





## **GARDEN**

Outside the property offers a charming front garden and a fully enclosed rear garden for wildlife, with a paved patio area for outdoor dining.

## **ALLOCATED PARKING**

2 Parking Spaces

A rear gate from the garden leads directly to the two allocated parking spaces.



Floor 0



Floor 1



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

65.2 m<sup>2</sup>

701 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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