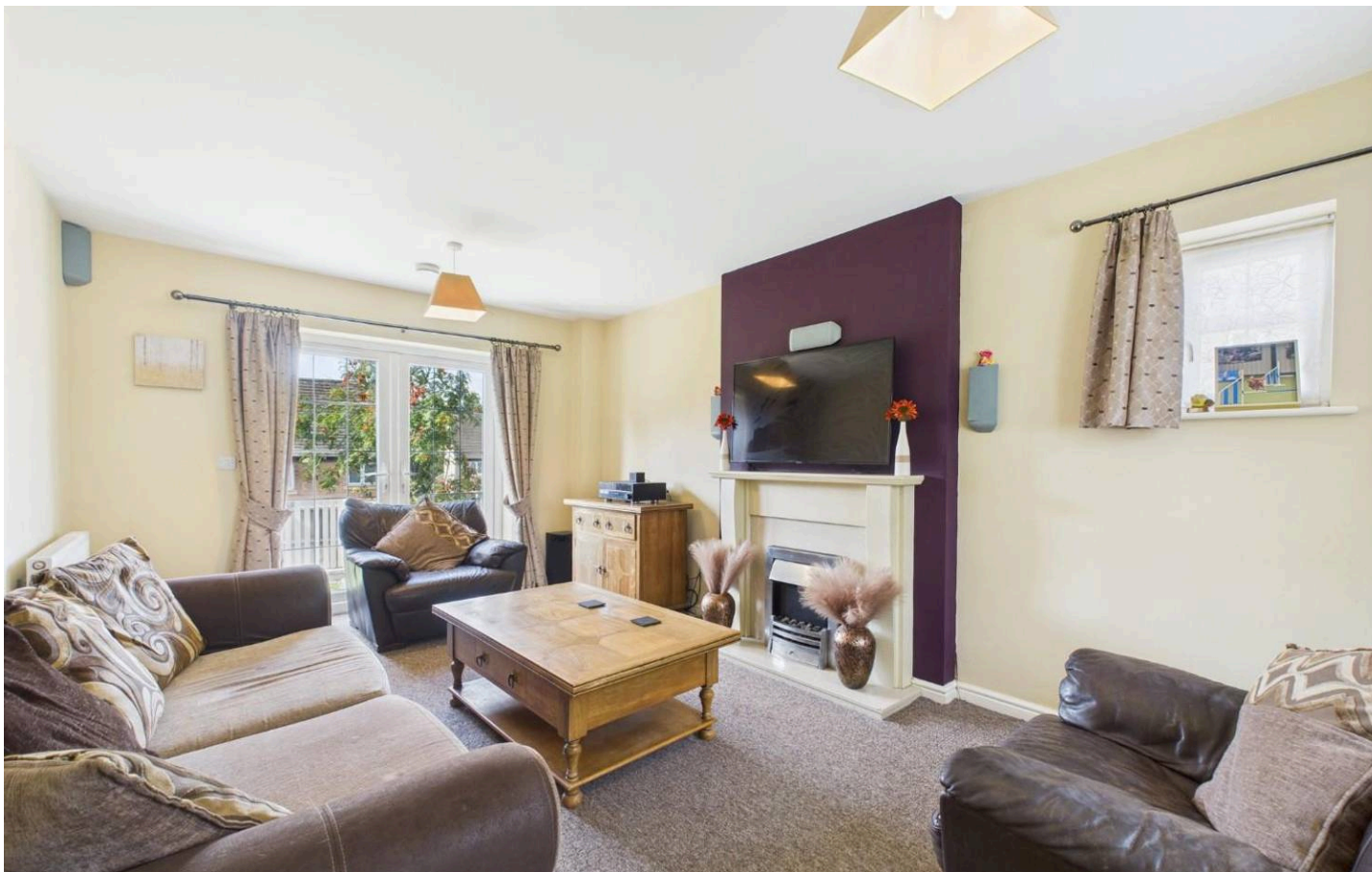




1 Vale Rise, Matlock - DE4 3SN  
£365,000



## 1 VALE RISE

Matlock, Matlock

This attractive three bedroom detached family home is now available for sale, located on a peaceful cul-de-sac on the popular residential estate of Morledge in Matlock. This property features gas central heating and double glazing throughout and briefly comprises: entrance hallway, downstairs WC, kitchen/diner, utility room, living room, three bedrooms, an en-suite shower room to the master bedroom & a family bathroom. Externally, the home benefits from a block paved driveway providing off-road parking for three vehicles, alongside a single garage and a fully enclosed rear garden with good sized lawn and patio with lovely countryside views. Viewing is highly recommended to be able to appreciate the accommodation on offer.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Built in 2009 - Morledge Development (William Davis)
- Detached
- Lovely Countryside Views
- Family Bathroom & En-suite Shower Room
- uPVC Double Glazing
- Short Walk Into Matlock Town Centre
- Peaceful Cul-de-sac Location
- Three Bedrooms
- Gas Central Heating
- Fully Enclosed Rear Garden



## Ground Floor

The property is accessed via the foregarden and directly to the storm porch and entrance door. This opens into the:

### Entrance Hallway

Dimensions: 1.99m x 1.22m (6'6" x 4'0"). An ideal space for shoes and coats with doors that lead to the Downstairs WC, the Kitchen/Diner & the Living Room. Stairs rise to the first floor landing.

### Downstairs WC

Dimensions: 1.00m x 1.64m (3'3" x 5'4"). Neutrally decorated with a white suite consisting of dual flush WC and a wall hung wash hand basin. This room also has an extractor fan.

### Living Room

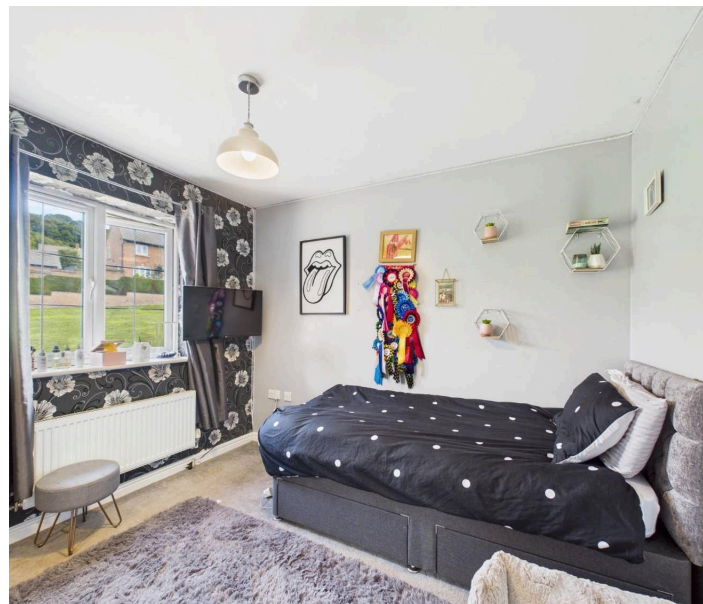
Dimensions: 3.33m x 5.31m (10'11" x 17'5"). A spacious and bright room with a front aspect uPVC double glazed window and rear aspect uPVC double glazed french doors that lead out to the fully enclosed rear garden. This room also has a feature fireplace with gas fire.

### Kitchen/Diner

Dimensions: 2.92m x 5.31m (9'6" x 17'5"). A spacious & welcoming room with dual aspect uPVC double glazed windows overlooking the foregarden & rear garden. Fitted with wood effect wall, base and drawer units with granite effect work tops over, a one and a half bowl stainless steel sink with mixer tap over and many integrated appliances including under counter fridge and separate freezer, dishwasher and four ring gas burning hob with extractor over and electric oven below. There's ample space for a family sized dining table and chairs and a door from this room leads into the:

### Utility Room

Dimensions: 2.01m x 2.24m (6'7" x 7'4"). With matching wood effect wall and base units, perfect for extra storage, with a granite effect work top over, stainless steel sink with mixer tap and space and plumbing for an automatic washing machine and one further appliance. The boiler is also housed here and a rear aspect part glazed uPVC door provides access to the rear garden.



## First Floor

From the entrance hallway stairs lead to the first floor landing which has a rear aspect uPVC double glazed window, providing far reaching countryside views. Doors from the landing lead to all three bedrooms, the family bathroom and a useful airing cupboard. The loft hatch can also be found here, providing access to the roof void.

### Master Bedroom

Dimensions: 3.41m x 2.95m (11'2" x 9'8"). A spacious room with fitted double door wardrobe and a front aspect uPVC double glazed window overlooking the foregarden and communal green space. A door leads from this room straight into the:

### En-suite Shower Room

Dimensions: 2.17m x 1.17m (7'1" x 3'10"). A part tiled room with vinyl flooring, a rear aspect uPVC double glazed window with obscured glass and a modern, white three piece suite consisting of dual flush WC, wall hung wash hand basin and double shower cubicle with sliding doors and mains shower over. This room also a ladder style heated towel rail, extractor fan and spot lights to the ceiling.

### Bedroom Two

Dimensions: 2.86m x 3.10m (9'4" x 10'2"). Of double proportion with a front aspect uPVC double glazed window overlooking the foregarden & communal green space.

### Bedroom Three

Dimensions: 2.86m x 2.16m (9'4" x 7'1"). A single bedroom with a rear aspect uPVC double glazed window overlooking the rear garden with far reaching countryside views beyond.

### Family Bathroom

Dimensions: 2.13m x 2.84m (6'11" x 9'3"). A part tiled room with vinyl flooring and a front aspect uPVC double glazed window with obscured glass. Fitted with a modern white three piece suite consisting of dual flush WC, wall hung wash hand basin and panelled bath with handheld shower head. This room also has a ladder style heated towel rail, an extractor fan and spotlights to the ceiling. A door opens to a storage cupboard which houses the indirect hot water cylinder with water heater expansion tank.



### Outside & Parking

This property benefits from a quaint foregarden with attractive shrubs and plants as well as a fully enclosed rear garden, mostly laid to lawn with a quaint patio area. A side access timber gate provides easy access to the block paved driveway, providing parking for three vehicles and in turn, the single garage with up and over door (5.18m x 2.49m).

### Maintenance Charges

There are no maintenance charges with this property. The council have adopted the road so there isn't a management company.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

### Directional Notes

Leaving Matlock Crown Square via the A6 towards Bakewell, take the first right immediately after the Premier Inn onto Morledge. Proceed uphill and at the T-junction, turn left, then shortly afterwards take the first right onto Vale Rise. Proceed up the road and no.1 can be found on the right hand side, as identified by our for sale board.





Floor 0



Floor 1

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

87.9 m<sup>2</sup>

946 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.

GIRAFFE 360



## GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

[INFO@GRANTSOFDERBYSHIRE.CO.UK](mailto:INFO@GRANTSOFDERBYSHIRE.CO.UK)

[WWW.GRANTSOFDERBYSHIRE.CO.UK/](http://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.