



2 Springfield Rise, Matlock - DE4 3QA
£175,000



2 SPRINGFIELD RISE

Matlock

Grants of Derbyshire are delighted to offer for sale this beautifully presented two-bedroom semi-detached bungalow, occupying a pleasant position just a short distance from the highly sought-after market town of Matlock. Well maintained throughout, the accommodation briefly comprises an entrance hall, a generous living room, a spacious dining kitchen with ample space for a table and chairs, two well-proportioned double bedrooms, and a contemporary shower room. Outside, the property enjoys a delightful paved patio seating area, providing the perfect spot for outdoor dining and relaxation whilst taking in the attractive surrounding views. No upward chain. Viewing highly recommended. Virtual tour available.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-Detached Bungalow
- Two double bedrooms
- Modern Kitchen & Bathroom
- Outdoor Patio
- Off-road parking
- No upward Chain
- EPC Rating C





Entrance Hall

3' 8" x 2' 11" (1.11m x 0.90m)

A useful entrance space, ideal for storing coats and shoes. A door directly ahead leads through to the dining kitchen.

Dining Kitchen

15' 4" x 13' 5" (4.67m x 4.08m)

This light and spacious dining kitchen is fitted with a stylish range of cream wall, base and drawer units, providing excellent storage and preparation space. Integrated appliances include a stainless steel sink with chrome mixer tap, electric oven, and four-ring gas hob with extractor hood above. There is ample space for a dining table and chairs, creating an ideal setting for family meals and entertaining. A useful storage cupboard adds further convenience.

Bathroom

8' 6" x 7' 6" (2.60m x 2.28m)

Accessed from the dining kitchen, this contemporary shower room is fitted with a three-piece suite comprising a low-flush WC, pedestal wash hand basin, and a walk-in shower with attractive grey aqua panelling, offering a stylish and low-maintenance finish.

Living Room

13' 7" x 9' 9" (4.14m x 2.98m)

A bright and welcoming living room featuring quality carpeting and a large uPVC double-glazed window to the side aspect, providing an attractive outlook over the patio.



Utility

6' 4" x 5' 5" (1.94m x 1.65m)

Accessed from the entrance hall is a useful utility room, with plumbing in place for a washing machine and dryer.

Bedroom One

8' 9" x 13' 5" (2.67m x 4.09m)

A generous double bedroom featuring quality fitted carpet and a uPVC double-glazed window to the rear aspect, enjoying pleasant distant countryside views.

Bedroom Two

10' 5" x 10' 2" (3.17m x 3.10m)

Another double bedroom, also featuring quality fitted carpet and a uPVC double-glazed window to the rear aspect, enjoying the

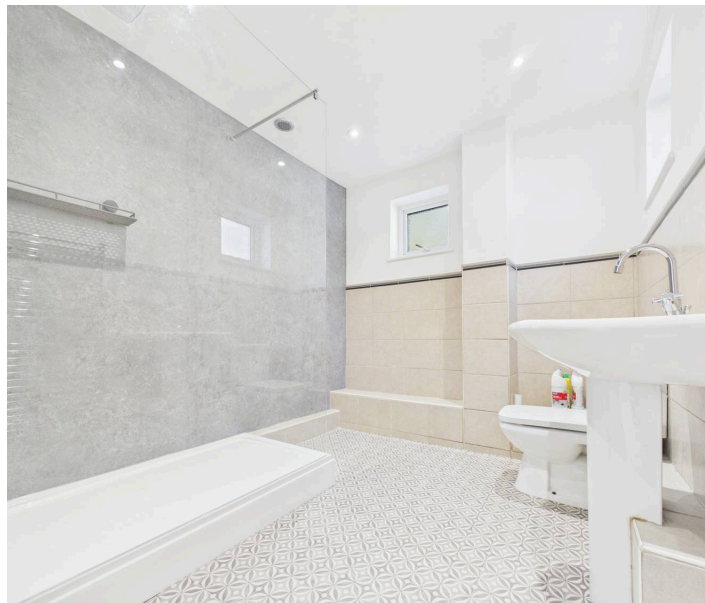
Bedroom Two

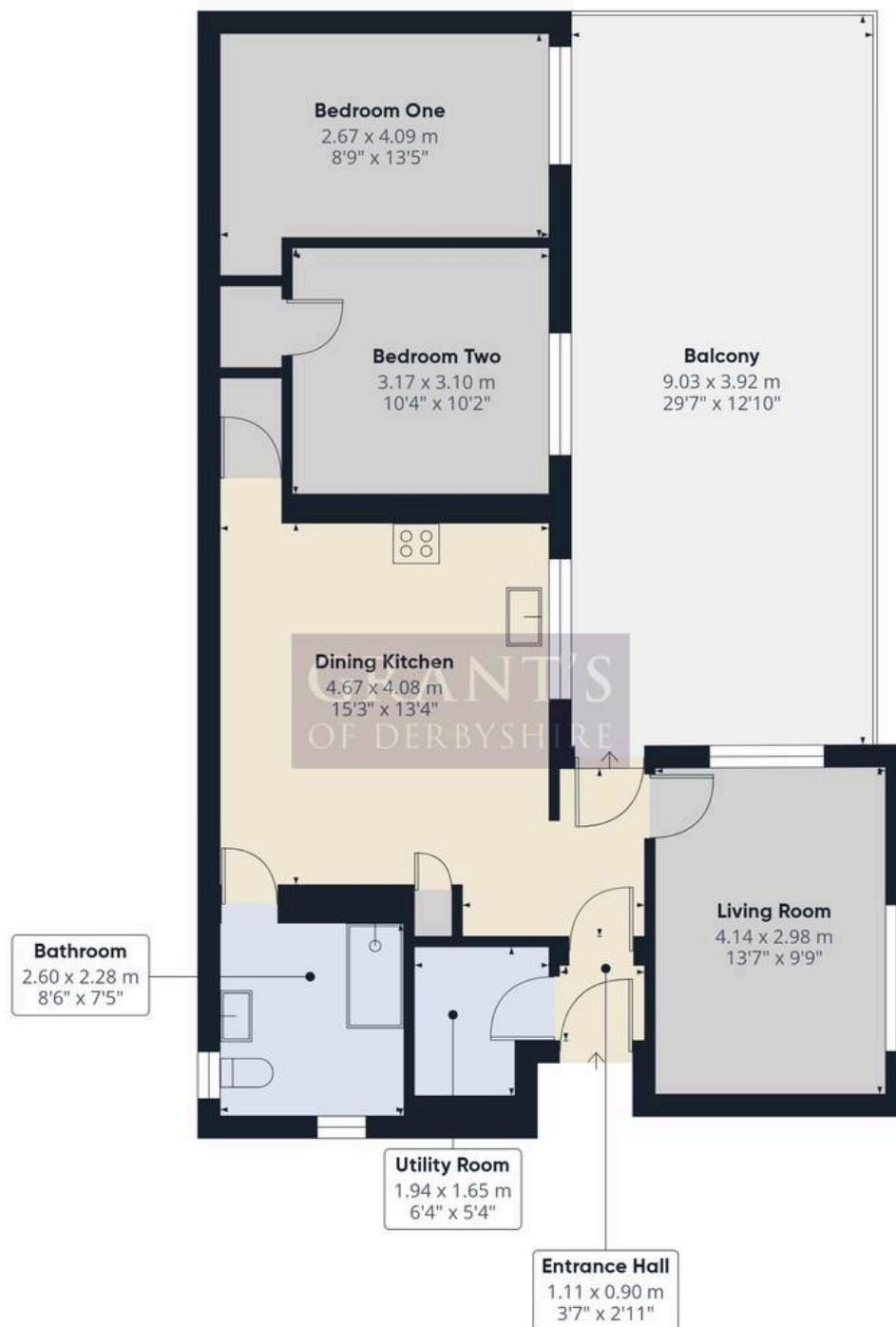
10' 5" x 10' 2" (3.17m x 3.10m)

Another double bedroom, also featuring quality fitted carpet and a uPVC double-glazed window to the rear aspect, enjoying the same pleasant countryside views as Bedroom One.

Outside

Outside, the property benefits from a rear patio providing an ideal space for outdoor dining and enjoying the stunning countryside views. In addition, residents off-road parking is available.





Approximate total area⁽¹⁾

68.9 m²

743 ft²

Balconies and terraces

35.2 m²

379 ft²

(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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