



14 Hawleys Close, Matlock - DE4 5LY
£365,000



14 HAWLEYS CLOSE

Matlock, Matlock

Grants of Derbyshire are delighted to present For Sale this impressive three bedroom detached home, beautifully finished throughout and situated in the historic county town of Matlock and just a 5 minute walk from Lumsdale Falls. Recently renovated, the property offers modern comforts including gas central heating and uPVC double glazing, combined with stylish, spacious living across two floors. The ground floor features an inviting entrance hall, a well-proportioned lounge, a contemporary kitchen, and a bright conservatory that opens onto the garden. Upstairs, the first floor comprises three bedrooms, and a family bathroom. Outside, the property boasts a front and rear garden, perfect for relaxing or entertaining. A garage with dedicated parking provides excellent convenience, with further on-street parking available. This is a superb opportunity to acquire a modern home in a sought-after location. Viewing is highly recommended. Video tour available.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EPC rating D
- Garage & Driveway
- Three Bedroom Detached property
- Newly renovated
- Rear Garden
- Virtual tour available
- Viewing highly recommended





Ground floor

The property is accessed via the UPVC double glazed front door.

Entrance hall

Dimensions: 1.80 x 3.73 (5'10" x 12'2"). As you step into the property, you are welcomed by a bright and airy entrance hall, with stairs rising to the first floor and doors leading through to both the kitchen and the living room.

Kitchen

Dimensions: 2.67 x 3.49 (8'9" x 11'5"). This recently fitted kitchen features a stylish range of wall, base and drawer units topped with a quartz work surface. Integrated appliances include a microwave, oven and dishwasher. A rear-aspect window allows plenty of natural light to flood the space, and there is ample room for a full-size fridge freezer. A door to the rear leads into the conservatory.

Conservatory

Dimensions: 3.05 x 2.80 (10'0" x 9'2"). This recently fitted conservatory provides ample space for a dining table and chairs, creating a bright and versatile area ideal for family meals or entertaining guests. French doors open directly onto the garden, beautifully blending indoor and outdoor living.

Living room

Dimensions: 3.56 x 6.05 (11'8" x 19'10"). This spacious living room enjoys excellent natural light from both the front and rear uPVC double-glazed windows. There is ample room for a variety of furniture arrangements, and the dual access from the entrance hall and kitchen creates a smooth, flowing layout throughout the ground floor.

First Floor

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

Bedroom One

Dimensions: 3.44 x 2.62 (11'3" x 8'7"). This double bedroom features a rear-aspect uPVC double-glazed window that allows plenty of natural light to fill the space. Newly fitted carpets add a fresh, comfortable feel.

Bedroom Two

Dimensions: 2.46 x 3.35 (8'0" x 10'11"). Currently fitted out with wardrobes when removed this is a double room. This bedroom



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Floor 0



Approximate total area⁽¹⁾

41.7 m²

448 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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