



Spring Cottage, Smedley Street, Matlock - DE4 3LH

£485,000



## SPRING COTTAGE, SMEDLEY STREET

Matlock

Grants of Derbyshire are delighted to offer this stunning, stone-built, double-fronted, three bedroom detached home, ideally situated just a short walk from Matlock town centre and enjoying an elevated position with simply stunning views over the town and the surrounding countryside. This home has undergone an extensive but sensitive programme of refurbishment and is extremely well presented throughout. The home benefits from gas central heating, double glazing and the accommodation comprises; entrance hall, open-plan dining kitchen, utility cupboard, lounge, downstairs WC and a home office. On the first floor are two double bedrooms and a single bedroom, currently used as a dressing room, and a family bathroom. Outside, the property features a low-maintenance front garden and a driveway providing off-street parking for several vehicles. To the rear there is a landscaped and tiered garden with a number of seating areas, perfect for outdoor dining while enjoying spectacular countryside views. Viewing highly recommended. Virtual tour available.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Stunning Stone Built Detached Home
- Has Been Fully Refurbished Throughout
- Open Plan Living Dining Kitchen
- Downstairs WC & Home Office
- Extensive Rear Garden Presented Over Four Levels Enjoying Stunning Views





## Ground Floor

The flagstone pathway at the side of the driveway leads up to the arch-topped, part glazed, grey composite front door, which opens directly into the

## Entrance Hall

3' 6" x 3' 2" (1.06m x 0.96m)

Initially a patterned ceramic tiled floor and then an obscure glazed door opens into this light and airy reception hall where we have a quality oak-effect laminate flooring and where the staircase leads off to the first floor. Glazed double doors on the right open into the

## Dining Area

13' 0" x 11' 7" (3.95m x 3.53m)

The oak-effect laminate flooring from the hallway continues into the dining area which has been stylishly decorated and has elegant coving and ceiling rose to the ceiling. The double glazed, sash-style window to the front aspect fills the space with natural light. There is ample room for a large dining table and chairs here. A large opening leads through to the

## Kitchen

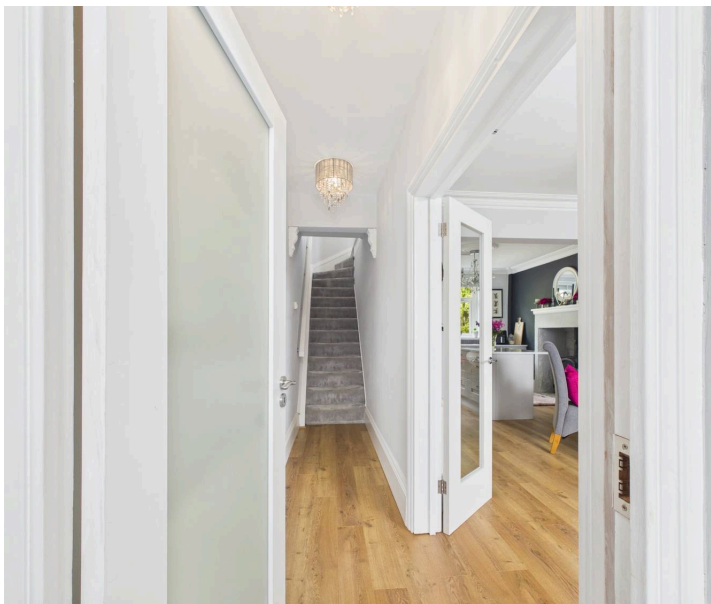
11' 4" x 11' 10" (3.45m x 3.61m)

This open plan kitchen/dining area features elegant coving and a ceiling rose to match the dining area. There is a range of contemporary wall, base and soft-closing drawer units topped with a white quartz-effect worktop over and complemented by grey tiled splashbacks. There is a ceramic inset sink with swan neck mixer tap over and Integrated appliances include an induction hob with extractor unit over, an electric oven and a slimline dishwasher. A matching central island unit provides additional worktop space with storage cupboards beneath. A rear aspect double glazed window and a split stable door provide views and direct access to the garden. There is a handsome stone fireplace with tiled hearth and inset wood-burning stove, a delightful focal point. A door opens to reveal the

## Utility Cupboard

6' 7" x 3' 0" (2.00m x 0.92m)

A practical utility area providing space and plumbing for a washing machine, along with useful storage for household essentials. The Worcester gas combination boiler is also located here.



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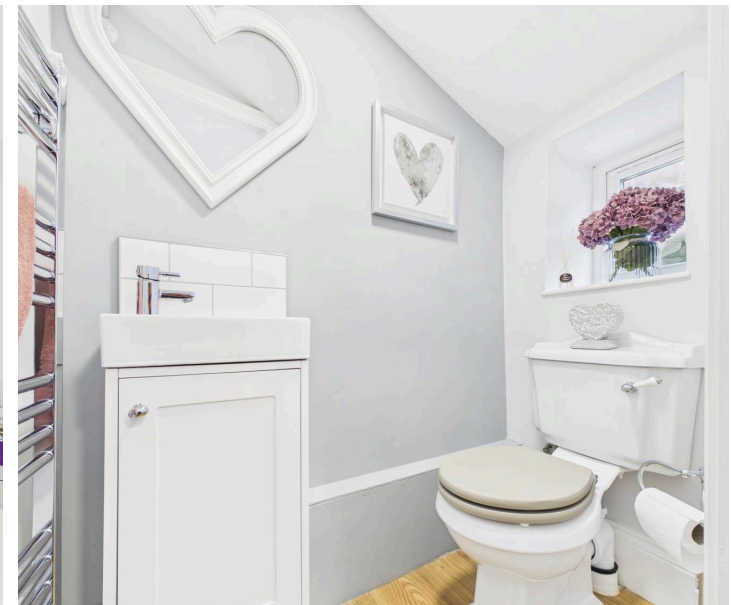
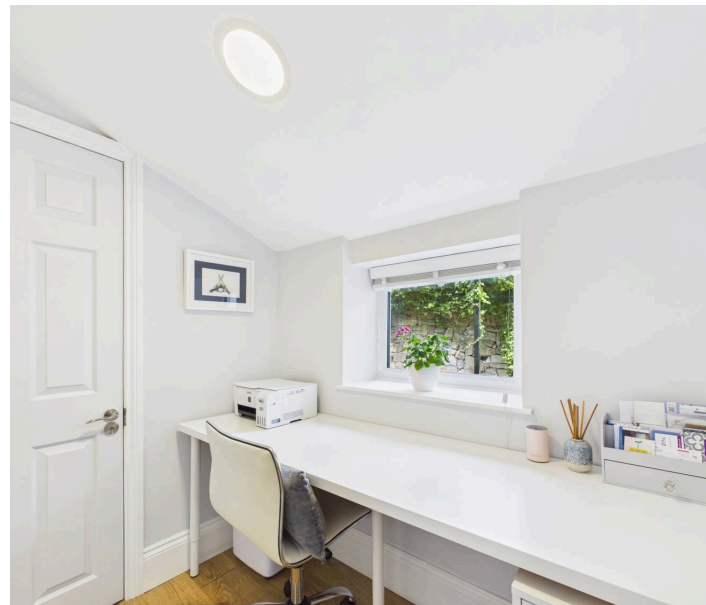
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## Living Room

12' 11" x 10' 11" (3.94m x 3.32m)





## **GARDEN**

Outside, the property features a low-maintenance front garden and a driveway providing off-street parking. To the rear is a tiered garden with a paved seating area, perfect for outdoor dining while enjoying spectacular countryside views. There are external electric points and water tap.

## **DRIVEWAY**

3 Parking Spaces





Floor 0



Floor 1



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

91.4 m<sup>2</sup>

984 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## 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/)

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