



21 Rutland Street, Matlock - DE4 3GN
£360,000



21 RUTLAND STREET

Matlock, Matlock

This fabulous three bedroom detached property, occupies an elevated position right in the heart of the historic county town of Matlock, and is now available for sale. This property has plenty of character and style, having undergone a programme of contemporary renovation. It offers generous living space both inside and out - ideal for modern lifestyles and its prime location provides outstanding views across the town and surrounding hills. The ground floor comprises a welcoming entrance hallway, guest cloakroom, and an expansive open-plan kitchen and living area, plus additional living room. Upstairs, you'll find three well-appointed bedrooms and the family bathroom. Externally, the property boasts a driveway accommodating up to three vehicles, a spacious front garden with a lawn and a good mix of mature trees and plants. To the side aspect, French doors open onto an impressive paved terrace - perfect for alfresco dining while soaking up the scenery. Steps lead down to an additional patio and lawn, complete with a summer house. The gas combi boiler is less than one year old and the whole downstairs was rewired in 2016/17. Viewing is highly recommended to appreciate this impressive, contemporary home

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious Living Accommodation
- Boiler Fitted in Last Year
- Three Bedroom Detached
- Close to Town Centre
- Elevated Position with Fabulous Views





Location

Rutland Street is less than half a mile from the centre of Matlock, a thriving market town on the edge of the Peak District, with all the shops and amenities you could need and more. There are many great destinations and attractions just a short distance away including Chatsworth House, Matlock Bath, Bakewell, Cromford, Ashbourne and Wirksworth, plus excellent transport links make the cities of Nottingham, Derby and Sheffield all within easy reach. There are plenty of very good schools in the local area - many only a short walk from this property.

Ground Floor

To the front of the property is a part glazed uPVC entrance door providing access to the

Entrance Hallway

Dimensions: 1.14 x 1.05 (3'8" x 3'5"). With a ceramic tiled floor and a door opening to the

Guest WC

Dimensions: 1.85 x 0.89 (6'0" x 2'11"). With a stylish, concealed unit 2-in-1 toilet with a basin on top, making the best out of the space. There is tiling around the sink and to the floor, and a obscured glass window to the side aspect.

Open Plan Kitchen / Living

Dimensions: 6.86 x 5.58 (22'6" x 18'3"). This stylish, contemporary space offers generous room for modern living, with a kitchen that flows seamlessly into the open-plan dining and living areas. Glass sliding doors lead out to the terrace, bringing the outdoors in. The parquet-effect luxury vinyl flooring adds warmth and elegance, while the kitchen is very well appointed with quartz worktops, an undermounted sink, and a good range of drawer, base, and wall units. There's a double glazed window above the sink to the front aspect. Integrated appliances include a dishwasher, five-ring electric hob with extractor, and a convenient mid-height double oven. There's also access to a pantry and separate utility room.

Pantry

Dimensions: 1.84 x 1.42 (6'0" x 4'7"). A good size with tiled flooring, plenty of space for a fridge and freezer and shelving. There's a window to the side aspect.

Utility Room



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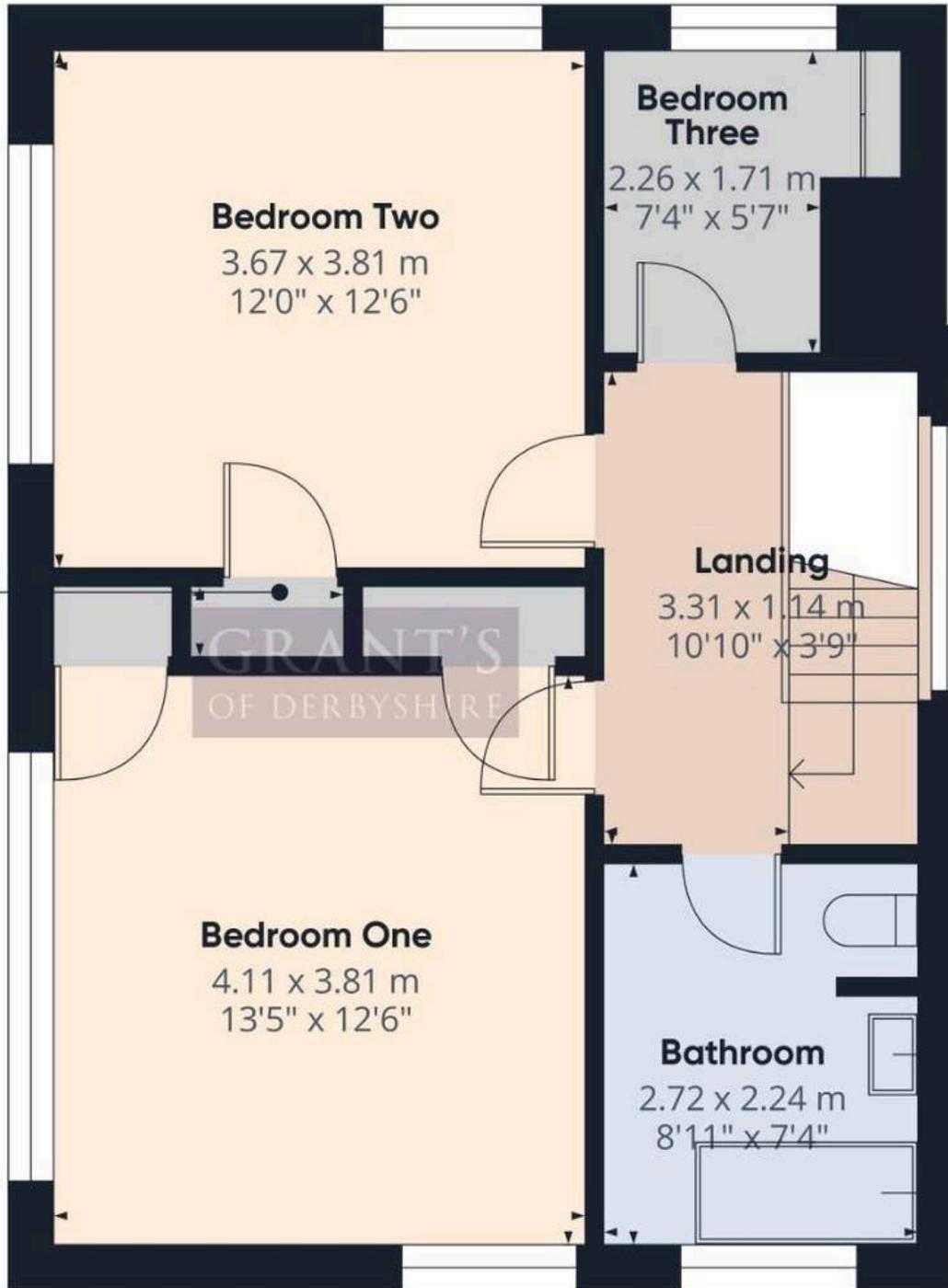
Dimensions: 1.76 x 1.02 (5'9" x 3'4"). With space and plumbing for a







0.54 x 1.08 m
1'9" x 3'6"



Bedroom Two

3.67 x 3.81 m
12'0" x 12'6"

Bedroom Three

2.26 x 1.71 m
7'4" x 5'7"

Landing

3.31 x 1.14 m
10'10" x 3'9"

Bedroom One

4.11 x 3.81 m
13'5" x 12'6"

Bathroom

2.72 x 2.24 m
8'11" x 7'4"

Approximate total area⁽¹⁾

46.2 m²
497 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.



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