BRICKS + MORTAR



Rutland Street,
Matlock, DE4 3GN

Located on a quiet lane, this very well presented home has driveway parking for two vehicles, new carpets, a large bathroom with bath and shower and has been freshly redecorated. Close to schools, the buzzing Smedley Street neighbourhood and a short walk downhill to Matlock town centre, it's a perfect starter home.

Set across three storeys, on the ground floor is a sitting room, dining room and kitchen. To the first floor is a double bedroom and large bathroom, with another spacious double bedroom on the second floor. There are small, easy-maintenance courtyard gardens to the front and rear.

The home has an EPC rating of D, but with a score of 66, it's just 2 points off a C - there is potential to make some small changes to increase this rating.

The thriving locale of Smedley Street nearby has a range of independent micropubs, eateries, hairdressers and delicatessen. Matlock town centre with it's parks and riverside walks is at the bottom of the hill. Head uphill and there are countryside walks in all directions beyond the extensive Cavendish Playing Fields. The delights of the Peak District, Chatsworth House, Bakewell and Chesterfield are all within easy reach. Matlock has good road links to Derby, Chesterfield, Nottingham and Sheffield, whilst there are direct trains to Derby, Nottingham, Lincoln and even Cleethorpes on the east coast.

- Driveway parking for 2 vehicles
- Freshly redecorated 3-storey home
- Period features
- Easy-maintenance front courtyard garden
- New carpets and barrier mat
- Large bathroom with bath and shower
- Two cast-iron multifuel burners
- Council Tax band B
- uPVC double-glazing
- Close to schools and Smedley Street neighbourhood

£200,000

Rutland Street, , Matlock, DE4 3GN

Outside
It is a pleasant 30-second walk from the driveway to the front and rear entrances. The current owner uses the rear entrance, so we will go in that way. A white wrought iron gate with a window to the left opens to three steps leading down to the rear patio area. There is a wall-mounted letterbox and tap, with space for a two-seater dining table.

Enter the home through a half-glazed uPVC door into the kitchen.

Kitchen
11'5" x 7'2" (3.5 x 2.2)
We love the colour scheme in this modern kitchen, with grey oak-effect laminate flooring and mint green fitted cabinets. Positioned on the left is a tall cupboard with shelving which houses the Ideal boiler. Set within the worktop is a round stainless steel sink and drainer, with cupboards below and space and plumbing for a washing machine. A wide, west-facing window brings lots of natural light into the room.

Opposite, the worktop runs the full length of the room, with a large number of high-level and low-level fitted cabinets and drawers, including an integrated refrigerator. In the centre of the worktop is a four-ring electric hob with a gas oven below and a brushed chrome extractor fan above.

The room has a radiator, ceiling light fitting, tiled splashbacks and an open entrance to the dining room. This door has been retained so it can be reinstated if you wish.

Dining Room
10'7" x 10'4" (3.25 x 3.15)
A large cast iron multifuel burner is set upon a tiled hearth, with a substantial stone surround and brick chimney breast. The room has tiled flooring, a ceiling light fitting, radiator and two meter cupboards. The under-stairs cupboard has lighting and lots of fitted shelving.

Sitting Room
13'1" x 11'1" (4 x 3.4)
A lovely bright and airy room with a large south-facing window and a half-glazed uPVC door leading to the courtyard garden at the front. Another cast iron multifuel burner sits on a tiled hearth in an oak fireplace. This delightful room is carpeted and has a radiator and ceiling light fitting.

Stairs to first floor landing
From the dining room, a pine door with decorative glazed panels opens to the staircase. Newly carpeted stairs with a handrail on the left lead up to the landing. There is a ceiling light fitting and doors to two bedrooms and the bathroom.

Bedroom One
13'1" x 11'1" (4 x 3.4)
From this elevated position, there are views across to Riber Castle and, through the trees, opposite to the wooded hills across the valley. This large double bedroom retains its original fireplace and has a high ceiling with a light fitting, radiator and a lush new carpet. There is plenty of space for a king size bed, wardrobe and additional furniture.

Bathroom
10'7" x 7'4" (3.25 x 2.25)
We adore this beautiful, large room, which has pine floorboards, a bath, a separate shower cubicle and pretty mosaic-tiled walls. On the left, the bath has a heritage-style chrome mixer tap with a hand-held shower attachment. The shower cubicle has a curved glazed sliding door and houses a mains-fed shower.

There is a ceramic toilet and a sturdy ceramic pedestal sink with chrome taps. The room also has a frosted-glass double-glazed window, ceiling light fitting and a distinctive tall pivoting mirrored cabinet.





Bedroom Two

15'8" x 11'11" (4.8 x 3.65)

A part-glazed pine door on the first floor opens to reveal stairs leading up to Bedroom Two. This carpeted room has a deep-set south-facing window looking out to the hilly countryside opposite. The room is carpeted and has an exposed oak beam, ceiling light fitting, radiator and a large amount of eaves storage.

Courtyard Garden

At the front of the house is a decked area with space for seating and dining. There is space for planters, including a flower bed on the stone boundary wall and another on the wall on the left. This is a peaceful, serene south-facing garden in which to relax and dine.





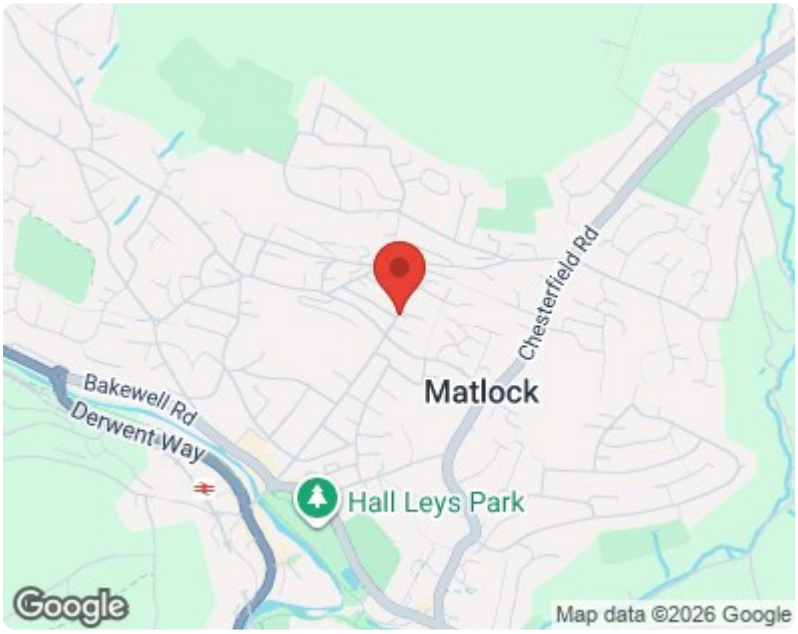


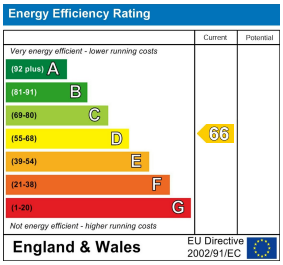
20 Rutland Street
Approximate Gross Internal Area
85 Sq M / 915 Sq Ft

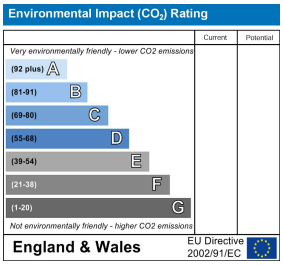


Ground Floor **First Floor** **Second Floor**

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