



23 New Street, Matlock - DE4 3FH
£195,000



23 NEW STREET

Matlock

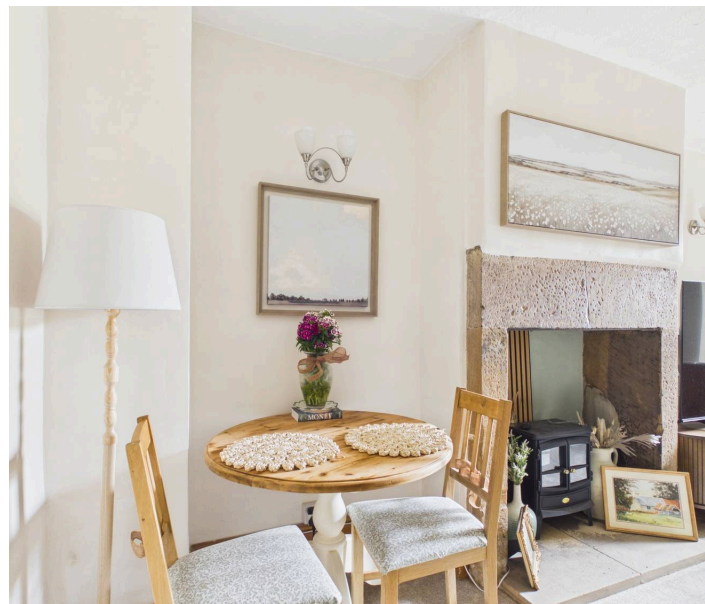
Grants of Derbyshire are delighted to offer for sale this charming two-bedroom home, ideally situated just a short walk from Matlock town centre and its excellent range of amenities. The ground floor features a well-equipped kitchen, a spacious and versatile living/dining area, and a contemporary bathroom. To the first floor, the property offers a generous double bedroom, a second single bedroom, and a convenient WC. Outside, a low-maintenance paved courtyard provides the perfect spot for outdoor dining or relaxing, while a private driveway offers valuable off-road parking for up to three vehicles. Viewing highly recommended. Virtual tour available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Two bedroom property
- Off-road parking
- Paved courtyard
- EPC Rating D
- Viewing highly recommended
- Virtual tour available



Ground Floor

The paved driveway leads directly to a private patio area, where the front door opens directly into the

Entrance Hall

2' 9" x 4' 9" (0.84m x 1.45m)

With grey tiled flooring and useful wooden storage cupboards for household essentials. A doorway to the right opens into the

Kitchen

9' 0" x 7' 6" (2.74m x 2.29m)

The grey tiled flooring continues into the kitchen, which is fitted with a range of wall, base and drawer units topped with a smart black laminate worktop, complemented by white tiled splashbacks. Integrated appliances include a four-ring gas hob and oven with extractor hood above, and a stainless-steel sink with a chrome mixer tap. There is also space for a washing machine, dishwasher and a fridge-freezer.

Living/Dining Area

16' 3" x 13' 3" (4.95m x 4.05m)

This is a light and spacious room with cream carpeted flooring and a window to the side aspect. There is ample space for a small dining table and chairs. The focal point of the room is the electric fire set within a large stone hearth, adding both character and a cosy atmosphere.

Bathroom

5' 7" x 7' 3" (1.69m x 2.21m)

Located off the entrance hall is this fully tiled bathroom, fitted with a three-piece suite comprising a low-flush WC, a wooden vanity unit with wash hand basin, and a panelled bath with a mains shower over. There is a window to the side aspect, along with a useful fitted storage cupboard.

First Floor

Stairs from the living room rise to the first floor landing.



Bedroom One

15' 10" x 8' 3" (4.83m x 2.52m)

A bright and generous double bedroom featuring a window to the side aspect and fitted wardrobes that provide excellent storage.

WC

4' 2" x 4' 8" (1.28m x 1.41m)

Accessed from bedroom one is this fully tiled WC, fitted with a two-piece suite comprising a low-flush toilet and a white wall-hung wash hand basin.

Bedroom Two

8' 8" x 7' 7" (2.65m x 2.32m)

This would make an ideal single bedroom or a great home office, with a window to the front aspect allowing plenty of natural light.

Outside

Outside, the property offers a fully paved courtyard with ample space for a table and chairs, creating an ideal spot for outdoor dining. It also benefits from a driveway providing off-road parking for up to three vehicles.

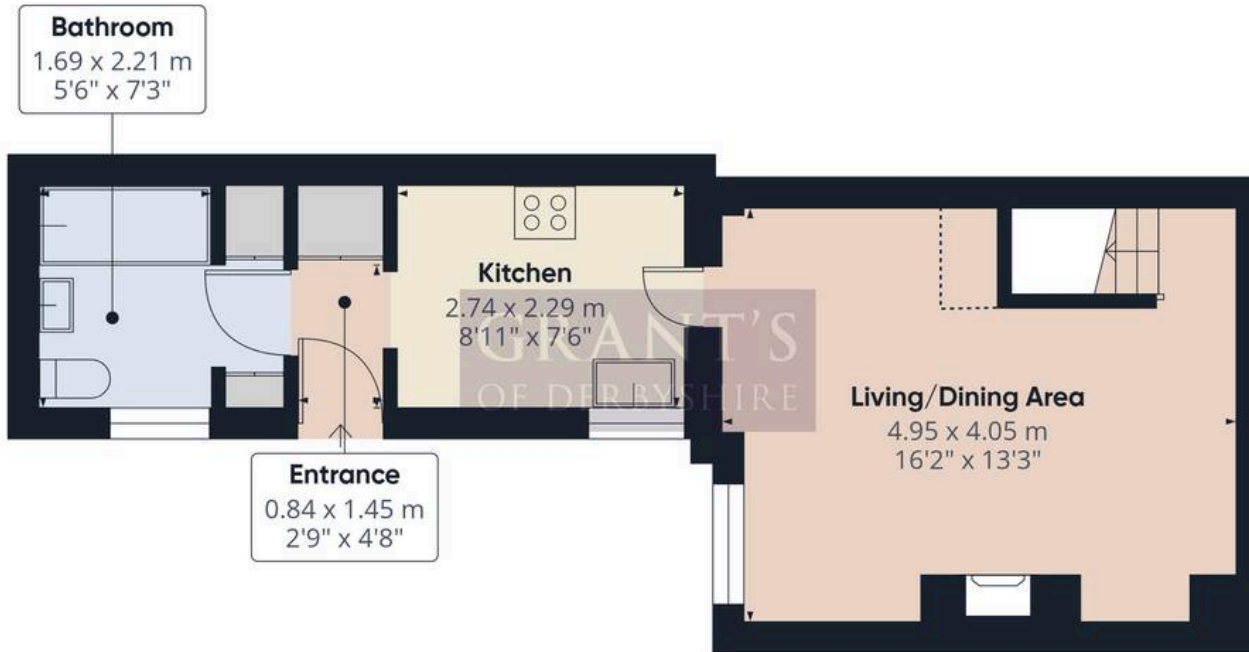
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1921.20 per annum.

Directional Notes

Leaving Matlock Crown Square via Bank Road taking the first right turn into Lime Grove Walk, at the end of the road Lime Grove Walk meets New Street. Turn left and go up the to the top of the hill, where the property can be found on the left hand side.





Floor 0



Floor 1



Approximate total area⁽¹⁾

54.5 m²

586 ft²

Reduced headroom

0.5 m²

5 ft²

(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



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