

# Dale Road

Matlock, DE4 3PP

John   
German





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£280,000

Four storey townhouse with three double bedrooms, master with ensuite, and a large attic room. Open plan living dining kitchen, low maintenance courtyard garden and two allocated parking spaces. Walking distance to Matlock town centre and amenities.



A well-proportioned four storey townhouse offering flexible accommodation suited to modern living. The property features three double bedrooms, including a master bedroom with ensuite, along with a family bathroom serving the remaining bedrooms. A large attic room provides additional versatile space, ideal for use as a home office, guest room or hobby area. The main living space is arranged as an open plan living, dining and kitchen area, designed to maximise space and functionality for day-to-day use.

Externally, the property benefits from a low maintenance courtyard garden, providing an easy to manage outdoor area without the upkeep of a larger garden. There are also two allocated parking spaces, adding to the overall practicality. Positioned within walking distance of Matlock town centre, the property offers convenient access to a wide range of local amenities, shops and transport links. This home is well suited to couples or families with older children seeking spacious accommodation in a central location, and it also presents potential as a holiday let or Airbnb due to its layout and proximity to local attractions.

A wooden entrance door opens into the hallway, which features tiled flooring and a staircase to the first floor. A door leads through to the open plan living, dining and kitchen area. To the front, a double glazed wooden sash window with secondary glazing provides natural light. The kitchen is fitted with quartz work surfaces incorporating an inset stainless steel sink with chrome mixer tap and upstand surround. There is space and plumbing for a washing machine, an integrated dishwasher, and an electric fan assisted oven and grill with a four ring gas hob and extractor over, along with space for a freestanding fridge freezer. Complementary wall mounted cupboards provide additional storage. There is a door that leads out to the rear courtyard garden.

The first floor landing has stairs to the second floor and doors leading to a bedroom, the family bathroom and a large storage cupboard. The bathroom is fitted with a modern suite comprising a wash hand basin with chrome mixer tap set within a vanity unit, low level WC, and a bath with chrome mixer tap, mains-fed shower and glass shower screen. There is tiled flooring and an electric extractor fan. The bedroom on this level is a double room with a large double glazed sash window to the front with secondary glazing.

On the second floor, the landing provides access to two further double bedrooms and a staircase to the third floor. One of the bedrooms is a spacious double with a double glazed wooden window to the rear and access to an ensuite, which has a pedestal wash hand basin with chrome mixer tap, low level WC, and a double shower unit with chrome mains shower. The additional bedroom is also a double, with a wooden double glazed sash window to the front.

The third floor offers a versatile attic room with dual aspect windows, including a side facing window with elevated views over the River Derwent and High Tor, along with rear Velux roof windows allowing for good natural light.

Outside, to the rear of the property, there is a low maintenance courtyard garden, providing a practical outdoor seating area suitable for alfresco dining. The property also benefits from having two allocated parking spaces.

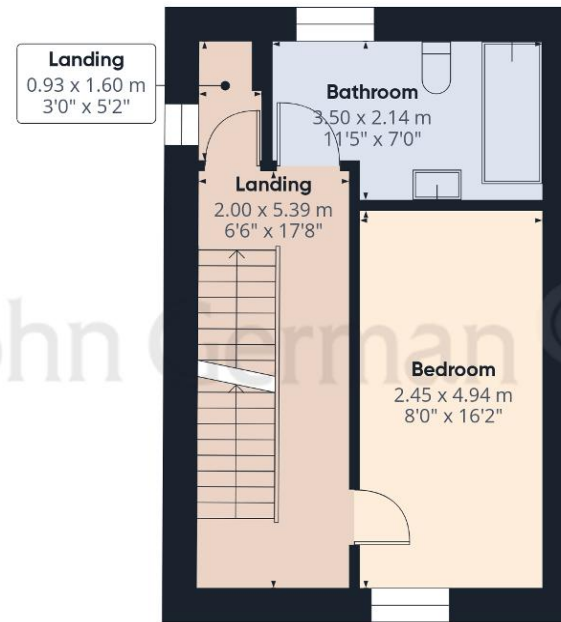
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.  
**Property construction:** Standard      **Parking:** Allocated parking x 2  
**Electricity supply:** Mains      **Water supply:** Mains  
**Sewerage:** Mains      **Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>  
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>  
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band D  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/30042026



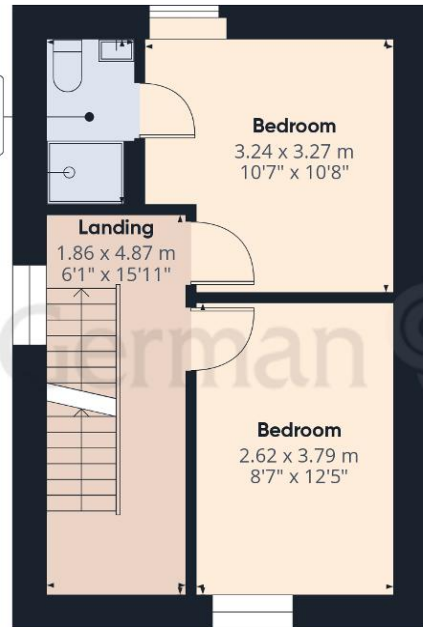




Ground Floor



Floor 1



Floor 2



Floor 3

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

111.4 m<sup>2</sup>

1200 ft<sup>2</sup>

**Reduced headroom**

4.6 m<sup>2</sup>

49 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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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