



7 Rockside View, Matlock

Matlock

Offers in Region of £415,000



7 Rockside View

Matlock, Matlock

Situated in a prime cul-de-sac location just outside of Matlock town centre, this generously proportioned three bedroom bungalow has been very well looked after and offers potential for a lovely family home. Set within a popular and friendly neighbourhood only a mile from the town centre, the property enjoys easy access to local schools and countryside walks, and regular, convenient bus routes into town.

The accommodation briefly comprises an entrance porch, a sitting room, a spacious kitchen diner ideal for family living, a conservatory, a family bathroom, and three well-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room. Externally, the property is set within well-kept lawned gardens to the front and side, while the rear garden features an attractive, low-maintenance patio area. Ample parking is provided by a block-paved driveway, which also offers potential for the construction of a double garage, subject to the necessary planning permissions.

- Detached, Three Bedroom Bungalow
- Sought After Location with Transport Links to Matlock Town Centre
- Easily Maintainable Front and Rear Garden
- Driveway with Parking for Three Vehicles
- Gas Central Heating & Double Glazing Throughout
- No Upward Chain
- Viewing Highly Recommended
- Virtual Tour Available

Ground Floor

The property is accessed via a glazed wooden door which opens into the

Entrance Porch

3' 5" x 8' 0" (1.04m x 2.44m)

A spacious porch with two windows to the front aspect and plenty of space for storing coats and boots. A door opens into the

Hallway

3' 1" x 20' 2" (0.95m x 6.14m)

A spacious storage cupboard is conveniently located beside the porch door with a further cupboard at the end of the hallway housing the hot water tank and fitted with wooden shelving for storage of linen etc. The hallway also provides access to the bedrooms, bathroom, kitchen, and

Sitting Room

12' 10" x 15' 0" (3.91m x 4.57m)

A very generously sized reception room with a large double glazed window to the front aspect and a coal effect gas fire with granite hearth and wooden surround.

Kitchen Diner

8' 11" x 20' 7" (2.71m x 6.28m)

Accessed from the hallway, the kitchen is well appointed with an extensive range of matching wooden wall and base units offering ample storage and workspace. It features an integrated gas hob with an electric oven below, along with a white composite one-and-a-half bowl sink complete with drainer and swan-neck mixer tap. The window overlooks the rear garden. There is also plenty of space for a dining table and chairs. To the rear of the kitchen there is space and plumbing for both a washing machine and tumble dryer and an additional stainless steel sink with drainer and mixer tap and a window to the side aspect.



Bedroom Three

8' 11" x 11' 8" (2.73m x 3.55m)

Currently arranged as a home office/study, this versatile room could easily serve as a well-proportioned double bedroom. It benefits from a window overlooking the rear aspect allowing for plenty of natural light.

Bedroom Two

9' 5" x 11' 7" (2.87m x 3.54m)

A well proportioned double bedroom with a window to the front aspect.

Bedroom One

12' 10" x 11' 3" (3.90m x 3.42m)

Another generously sized double bedroom, complete with fitted wardrobes along one wall and a large window to the side aspect. A door leads through to the

En-suite Shower Room

8' 11" x 5' 5" (2.71m x 1.65m)

Fitted with a three-piece suite comprising a low-level WC, a pedestal wash basin with mixer taps and a thermostatic shower complete with a seat and grab rails for enhanced accessibility. Additional stainless steel handrails are fitted to either side of the room and there is an obscured glass window to the side aspect.

Bathroom

5' 10" x 8' 7" (1.79m x 2.61m)

Comprising of a low level WC, pedestal wash basin with mixer taps and a panelled bath with shower screen and thermostatic shower over, there is also an obscured glass window to the rear aspect.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

Leaving Matlock Crown Square via Bank Road, follow the road up to the top of the hill and take a right turn onto Wellington Street. After approximately 350m, turn left onto Wellington Road and the property is the third right turn on.





GARDEN

To the front of the property, there is a spacious lawn with a paved pathway leading directly to the front door, down the middle of the lawn, which is bordered on either side by a variety of plants and shrubs, along with a mature tree. Adjacent to this is a driveway providing off-road parking for up to three vehicles, as well as an additional lawned area with a further tree. This space offers excellent potential for the construction of a double garage, subject to the necessary planning permissions. A wooden gate from the driveway provides access to the rear garden, where a timber shed—included within the sale—can be found. The rear garden is fully paved for ease of maintenance and features a pergola which flowers with wisteria during the summer months. This area can also be accessed directly from the conservatory.



En-Suite Shower Room

2.71 x 1.65 m
8'10" x 5'5"

Bathroom

1.79 x 2.61 m
5'10" x 8'6"

Bedroom Three

2.73 x 3.55 m
8'11" x 11'7"

GRANT'S
OF DERBYSHIRE
Hallway

0.95 x 6.14 m
3'1" x 20'1"

Bedroom One

3.90 x 3.42 m
12'9" x 11'2"

Bedroom Two

2.87 x 3.54 m
9'4" x 11'7"

Conservatory

3.08 x 3.04 m
10'1" x 9'11"

Kitchen

2.71 x 6.28 m
8'10" x 20'7"

Living Room

3.91 x 4.57 m
12'9" x 14'11"

Entrance Porch

1.04 x 2.44 m
3'5" x 8'0"

Approximate total area⁽¹⁾

102.3 m²
1101 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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