



Rutland Street, Matlock, Derbyshire DE4 3GN

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£1,100 Per Month

PINEWOOD



# Rutland Street

## Matlock Derbyshire DE4 3GN

### £1,100 Per Month

**3 bedrooms  
1 bathrooms  
2 receptions**

- THREE BEDROOM END TERRACE STONE COTTAGE
- ENCLOSED REAR COURTYARD GARDEN
- RECENTLY FULLY RENOVATED THROUGHOUT TO AN EXCELLENT STANDARD
- TWO DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- GREY ALUMINUM DOUBLE GLAZED WINDOWS & COMPOSITE DOORS
- MODERN OPEN PLAN KITCHEN DINER/ FAMILY ROOM
- SITUATED IN THE PICTURESQUE TOWN OF MATLOCK - IN THE PEAK DISTRICT
- SHORT WALK TO THE TOWN CENTRE AMENITIES - MAIN A6 COMMUTER ROUTE CLOSE BY
- ON STREET PARKING IS AVAILABLE ON THE SIDE STREET ABOVE THE PROPERTY
- BOND-£1269



## STUNNING THREE BED END TERRACED STONE COTTAGE IN THE PEAK DISTRICT

A beautifully well presented home, ideally suited to a couple or small family. The property is entered via the rear door into the welcoming hallway with useful under stairs storage. The front facing lounge has large windows letting in lots of light and the open plan kitchen also provides an additional lounge/dining room/family room. With modern units and integrated oven, hob and extractor. Off the kitchen is a useful downstairs WC. To the first floor are two double bedrooms, a single bedroom along with a large modern family bathroom with bath and separate walk in shower. Outside there is a fully enclosed courtyard. On street parking is available on the street above the property.

Situated on the edge of the town centre, Matlock town offers an abundance of restaurants, takeaways, pubs, fish and chip shops and supermarkets all within 0.5 miles of this accommodation. Riverside Matlock Bath (1.5 miles) has a plethora of attractions such as Gulliver's Kingdom and the Peak District Mining Museum or, if you are feeling more adventurous, you can ride the cable cars to the Heights of Abraham hilltop park where you can experience cavern tours, walking trails and a children's playground. Chatsworth House (8.5 miles), Haddon Hall (7.2 miles) and Crich Tramway Village (5.8 miles), Derwent Valley and White Peak, which are within 20 miles. Good road communications lead to the neighboring towns of Bakewell, Chesterfield and Alfreton, whilst the cities of Sheffield, Derby and Nottingham all lie within commuting distance. The countryside delights of the Derbyshire Dales and Peak District are also close at hand.

**\*\*If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information\*\***

**VIDEO TOUR AVAILABLE - Take a look around!**

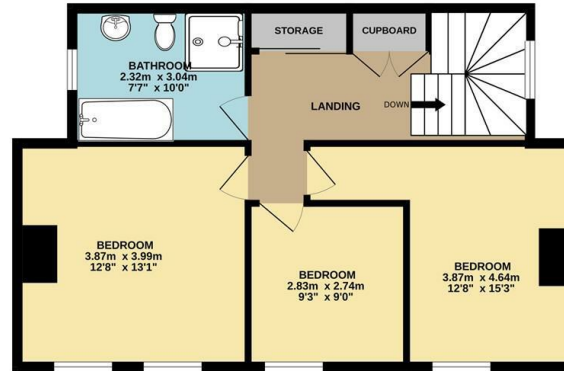
### DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.



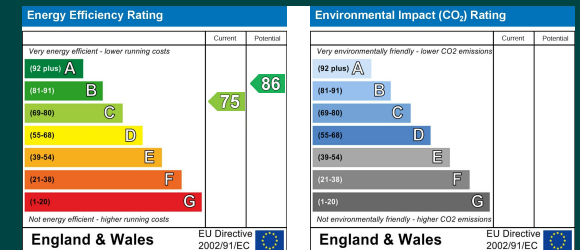
GROUND FLOOR  
56.5 sq.m. (608 sq.ft.) approx.

1ST FLOOR  
54.7 sq.m. (589 sq.ft.) approx.



TOTAL FLOOR AREA : 111.2 sq.m. (1196 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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