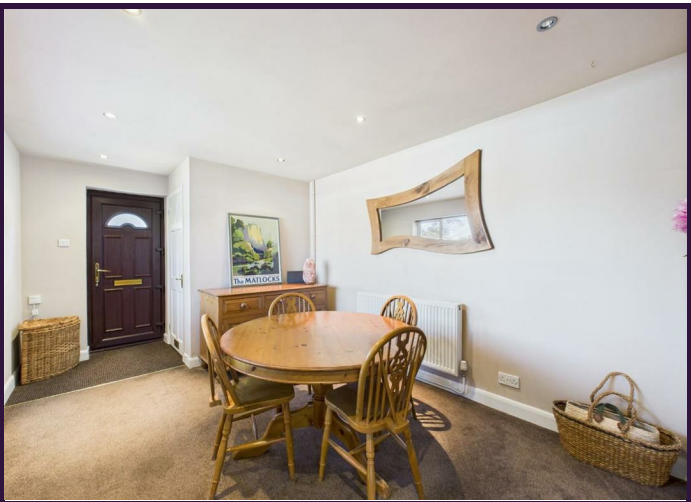




GRANT'S
OF DERBYSHIRE

51 Megdale, Matlock DE4 3TE
Offers Around £250,000

Grant's of Derbyshire are delighted to offer For Sale, this well presented three bedroom semi-detached home in Matlock. This home is located just a short distance from the centre of Matlock where there is a full range of shops, cafes and other amenities. This home is also well placed for the local primary and secondary schools. The ground floor accommodation comprises; entrance hall, dining room, living room and kitchen. There are THREE BEDROOMS to the lower ground floor and a family bathroom. The second bedroom has been extended to include a sunroom/conservatory which overlooks the garden. Outside there is a good sized, two-tiered, south-facing garden which enjoys stunning views over the surrounding hills and countryside. A driveway to the front provides off street parking for one car. This home benefits from gas central heating, uPVC double glazing and is offered with No Upward Chain. Viewing Highly Recommended. Virtual Tour Available.



Upper Ground Floor

The property is accessed via the front driveway where a part-glazed uPVC door opens into the entrance hallway which leads directly into the

Dining Room 9'7" x 11'7" (2.94 x 3.54)

A good sized reception room with inset spotlights and side aspect uPVC double glazed window with fitted vertical blinds. There is a feature former window opening and a doorway leads through to the inner hallway where stairs lead down to the lower ground floor. Doors lead off to the kitchen and

Sitting Room 10'3" 15'9" (3.14 4.82)

A good sized reception room with stripped and varnished pine floorboards and uPVC double glazed windows to front and rear aspects, the latter providing superb far-reaching views over the surrounding hills and countryside. TV point.

Kitchen 10'1" x 7'2" (3.09 x 2.20)

With a stripped pine flooring and a traditional range of wall, base and drawer units with marble-effect worktop over and inset Belfast sink with mixer tap. There is space and plumbing for a washing machine and the "Classic" cooking range with double oven and grill is included within the

sale. Two uPVC double glazed windows overlook the rear garden.

Lower Ground Floor

From the inner hallway on the ground floor stairs lead down to the lower ground floor where the first door opens into

Bedroom One 9'5" 14'8" (2.89 4.48)

A double bedroom with front aspect uPVC double glazed window.

Bedroom Two (with Sunroom) 8'4" 17'3" (2.56 5.27)

Another good-sized double bedroom with south-facing sunroom, which is currently utilised as a home office space.

Bedroom Three 10'10" x 7'7" (3.32 x 2.33)

With a window to the rear aspect.

Bathroom 6'4" x 7'0" (1.95 x 2.14)

Stylishly tiled and fitted with a modern white suite comprising of a double ended bath with thermostatic shower fittings over, a wall hung wash basin and a dual flush WC. There is a chrome heated towel rail and an obscure glass uPVC double glazed window to the side aspect.

Outside

To the front of the property there is a driveway providing off street parking for

one vehicle. At the rear of the home there is a paved seating area, the ideal spot to sit and enjoy those stunning views. Steps lead down to an extensive lawned garden which is fully enclosed by mature hedgerow. The timber shed is included in the sale. At the bottom of the garden there is an additional area of land that belongs to the property and is ideal for storage of cuttings etc but could be developed to become part of the main garden if required.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum.

Directional Notes

From Matlock Crown Square, follow 'Bakewell Road' towards Darley Dale and take the first right hand turn onto Dimple Road (with Peak Insurance Group on your right hand side). Rise up the hill keeping left into Hurds Hollow before taking the next left onto Megdale. The property can be found on the left hand side.







Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

