

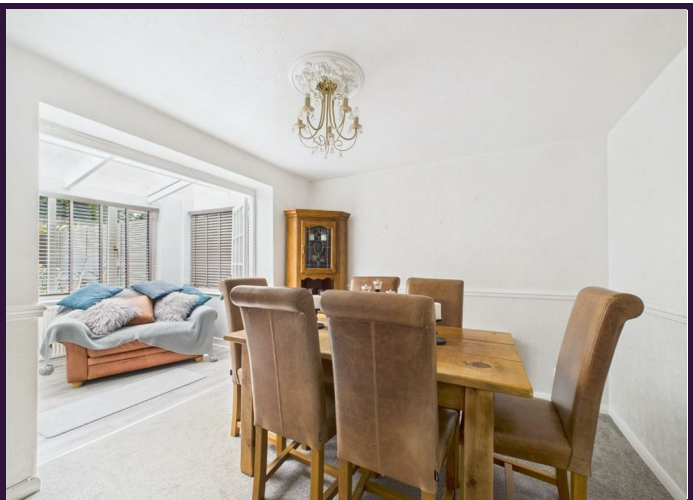


GRANT'S  
OF DERBYSHIRE

34 Malthouse Close, Matlock DE4 4FT  
Offers Around £249,995



This beautifully presented three-bedroom home is ideally situated just a short distance from the sought-after market town of Wirksworth, offering a perfect blend of comfort, space, and convenience. The ground floor boasts a welcoming entrance hallway, a bright and airy living room, a dedicated dining area, a versatile conservatory, a well-appointed kitchen, and a handy ground-floor WC. Upstairs, you'll find three spacious bedrooms and a modern family bathroom. Outside, the property features a generously sized rear garden ideal for relaxing or entertaining, along with a charming front garden. Additional benefits include off-street parking, gas central heating, and uPVC double glazing throughout. Viewing highly recommended. Video tour available. No upward chain.



## Ground floor

The property is accessed via the path through the charming front garden.

### Entrance hall 4'8" x 3'4" (1.43 x 1.02)

As you enter the property, you're greeted by a light and airy entrance hall that immediately creates a welcoming atmosphere. Natural light fills the space, giving it a bright and open feel. From here, several doors lead off to the main rooms of the house, allowing easy access to the living room, kitchen, dining area, and ground-floor WC.

### Living room 13'1" x 10'8" (4.01 x 3.27)

At the front of the property, you'll find a generously sized living room that feels bright and welcoming thanks to a large front-facing window. This feature floods the space with natural light, creating a warm and comfortable atmosphere that's perfect for relaxing or entertaining.

### Kitchen 10'6" x 8'4" (3.21 x 2.56)

To the rear of the property is a stylish, contemporary kitchen fitted with a range of wall, base, and drawer units that offer plenty of storage. Integrated appliances include an induction hob, an oven and a sleek stainless steel sink with mixer tap. There is plumbing in place for a washing machine, and a rear-facing window fills the room with natural light, while a back door provides convenient access to the garden.

### Dining room 9'7" x 10'7" (2.93 x 3.25)

This spacious dining room offers ample space for a dining table and chairs, which is perfect for entertaining guests and family meals.

### Conservatory 7'0" x 9'10" (2.14 x 3.00)

Located just off the dining room, this delightful space provides a lovely view of the garden and is bathed in natural light.

### Downstairs WC 4'9" x 4'6" (1.45 x 1.38)

The downstairs WC features a sleek, modern two-piece suite, including a low-flush toilet and a white vanity sink with a stylish mixer tap.

## First floor

Stairs from the entrance hall rise to the first floor landing.

### Bedroom One 12'4" x 10'10" (3.76 x 3.32)

This generously sized bedroom features a rear-facing window that fills the room with natural light, creating a bright and welcoming atmosphere. There's plenty of space for a range of bedroom furnishings.

### Bedroom Two 10'5" x 10'11" (3.19 x 3.33)

This spacious double bedroom features a front-facing window that lets in plenty of natural light, creating a bright and welcoming atmosphere. It also benefits from fitted wardrobes, offering convenient built-in storage.

### Bedroom Three 7'3" x 8'7" (2.22 x 2.62)

The third bedroom offers flexibility as either a comfortable single bedroom or a practical home office. It features a rear-facing window that brings in natural light, making the space feel bright and pleasant throughout the day.

### Bathroom 4'11" x 8'5" (1.50 x 2.57)

The family bathroom features a modern three-piece suite, including a low-flush WC, a white pedestal sink, and a white panelled bathtub. A front-facing window brings in plenty of natural light.

## Outside/parking

The property offers a charming front garden, with a paved path leading to the front door. There is a large garden to rear also, with various paved patio area for outdoor dining and seating. Ample off street parking is available for residents, none of these are allocated spaces.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

## Directional notes

From our office in Wirksworth proceed towards Cromford. Continue up the hill and just before the bridge at the top of the hill, take a left hand turn onto Malthouse Close (signposted Steeple Grange also) and follow the road until you find a right hand turn where you will find ample parking space at the end of the close. 34 Malthouse Close can be accessed via the right hand side path, at the end of the car park.













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

85.2 m<sup>2</sup>  
917 ft<sup>2</sup>

#### Reduced headroom

0.2 m<sup>2</sup>  
2 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.

GIRAFFE 360

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.

