



GRANT'S  
OF DERBYSHIRE

3 Alsop Lane, Merebrook Park, Whatstandwell, Matlock DE4 5NT  
Offers Around £285,000

Grant's of Derbyshire are delighted to offer For Sale, this extremely well presented, two double bedroom park lodge, set within the Merebrook Living park home site in Whatstandwell, Derbyshire. This award-winning, gated development is set within a UNESCO World Heritage Site and has a vibrant and friendly community. This home has undergone an extensive programme of refurbishment throughout including a brand new fully fitted kitchen with quartz worktops and Neff appliances, a refitted ensuite and a luxuriously appointed four piece bathroom and new carpets and flooring throughout. This home benefits from gas central heating (with new stylish and contemporary radiators) and quality uPVC double glazing throughout. The property briefly comprises; entrance hallway, a spacious and bright open plan sitting room with log burner, dining area, fully fitted kitchen and utility room, two double bedrooms, the principal bedroom having a walk-in wardrobe and an ensuite shower room. This home enjoys an elevated position on a larger than average plot with spectacular views over the surrounding countryside. There are numerous outdoor seating areas which enjoy a high level of privacy. There is also allocated parking for at least two vehicles. No stamp duty payable. No solicitor's fees. Viewing Highly Recommended. Virtual Tour Available.



## The Location

Hidden away in mature woodland, Merebrook Park occupies a secluded riverside location deep in the Derwent Valley. This exclusive development is surrounded by the natural beauty of the Derbyshire Dales and is the ideal base for exploring the region's many leisure attractions. The Peak District National Park boasts some of the most dramatic landscapes in Britain and is particularly popular for outdoor pursuits such as walking and fishing. The region is also famous for its unspoilt picturesque villages and historic stately homes. Residents of Merebrook Park can take advantage of exclusive fishing rights and river access along the beautiful river Derwent which borders the estate. Merebrook Park enjoys good road and rail links and is well served by local shops and other amenities. Merebrook is a very private and secure, rural haven in one of Britain's most sought after locations.

## Quality & So Much More

This home has had an extensive programme of refurbishment throughout using high quality fixtures and fittings. The property has been repainted/redecorated inside and out and there are quality carpets throughout with solid oak flooring to the kitchen and utility. The kitchen has been bespoke designed and fitted with 'Neff' appliances with quartz worktops. The bathroom has been completely refitted with a quality four piece bathroom suite. The bedrooms have had bespoke fitted bedroom furniture by 'Hammonds' and there are brushed stainless steel sockets and switches throughout.

## The Accommodation

The property is entered via the recently installed part glazed uPVC double glazed door which opens into the

### Entrance Hallway 16'2" x 3'1" & 6'7" x 4'5" (4.93 x 0.95 & 2.03 x 1.37)

With quality carpet underfoot and contemporary LED lighting, here we find two most useful built-in cupboards, one for hats, shoes and coats etc, the other for household appliances such as vacuum cleaners etc. The first door on the left leads into the

### Sitting Room 16'11" x 10'9" (5.17 x 3.3)

Bathed in natural light from the two motorised Velux windows overhead and uPVC French doors to the front and side aspects. The French doors lead out to the front balcony and side garden. The contemporary, cylindrical wood-burning stove provides a pleasing focal point. TV point.

### Dining Area 9'2" x 8'4" (2.81 x 2.55)

With a side aspect uPVC double glazed window to the side and having ample space for a dining table and chairs. A door leads through to the

### Kitchen 13'6" x 7'2" (4.13 x 2.19)

With a solid oak flooring and fitted with an extensive range of wall, base and soft closing drawer units with a contrasting, quartz worktop over and inset sink with high pressure water tap. Integrated 'Neff' appliances include; two eye level ovens, a microwave, dishwasher, washer/dryer and a wine cooler. There is a plinth heater. The Velux window overhead and the uPVC double glazed window to the rear aspect provide a good level of natural light. A door opens to reveal an airing cupboard with slatted shelving for linen etc. An opening leads through to the

### Utility 6'6",13'1" x 5'3" (2,4 x 1.61)

Having a continuation of the units and worktop from the main kitchen, here we find a full height, separate fridge and freezer and additional cupboard space. The 'Worcester' gas combination boiler is located here (2 years old). An obscure glass uPVC double glazed door leads out to the rear garden and patio area. A door opens to reveal a built-in cupboard, again offering good household storage for food items, cleaning equipment etc. Back in the entrance hallway, the first door on the right leads into the

### Bathroom 11'5" x 5'1" (3.49 x 1.55)

With a slate tiled-effect 'Karndean' flooring, this room has been opened up to provide a contemporary and luxuriously appointed four piece bathroom with a double ended bath with hand held shower attachment, a porcelain bowl vanity wash basin with mixer tap over and storage cupboard beneath, a concealed cistern WC and a large, walk-in shower enclosure with curved glass screen and high pressure shower attachments over. There are two obscure glass uPVC double glazed windows to the front aspect and the room has been finished with high quality 'Mermaid' board with a brushed chrome trim. There is a large 'Anthracite' heated towel rail and wall mounted shelving and cupboards.

### Bedroom One 9'10" x 9'3" (3.02 x 2.84)

The principal bedroom with a large uPVC double glazed window to the side and a bespoke fitted dressing table with integral, soft closing drawers and inner compartments. A door leads through to the walk-in wardrobe which has hanging rails and shelving for clothes, shoes etc. The adjacent door leads into the

### Ensuite Shower Room 5'0" x 5'0" (1.54 x 1.53)

With a slate tiled-effect 'Karndean' flooring and a three piece suite consisting of a rectangular vanity wash basin with mixer tap and storage cupboard beneath, a concealed cistern WC and a corner shower enclosure with high pressure thermostatic shower fittings over. Again the shower room is finished with quality 'Mermaid' board having a brushed chrome trim. There is a heated towel rail and an obscure glass uPVC double glazed window to the side aspect.

### Bedroom Two 10'6" x 9'3" (3.22 x 2.84)

Another double bedroom with a large uPVC double glazed window to the front aspect. There are bespoke fitted wardrobes with rails and built-in cupboards by 'Hammonds' along with a matching dressing table with integral, soft closing drawers and inner compartments.

## Outside

To the front of the property there is easy off street parking for two vehicles. Indian stone steps with a sturdy wrought iron handrail lead up through the landscaped and well stocked foregarden through feature wooden hoops up and around to the level decked/patio area of the home. There is external security lighting and an outside water tap. To the side of the property, the south-facing aspect, there is an Indian stone paved patio area, a real sun trap and this is the place to enjoy that morning coffee with those views towards the wooded hills and enjoying a high level of privacy. There are well stocked, raised sleepers having a variety of plants and shrubs. Immediately to the rear of the home, steps lead up to a terraced garden, planted out with a variety of plants and trees and having a greenhouse, log store and sturdy metal shed having power and light. We have another paved seating area here, again enjoying a high level of privacy.

## Site Fee

The annual site fee is £2800. This has been paid up to the January 2026. Further details are available on request.

## Utilities & Services

Electricity, water and gas are metered. There are no sewerage fees. BT telephone is available, together with fibre optic broadband. There is also a high speed Zycom wireless internet facility which is used by a number of residents of the Park.

## Important Information

Please note, to live at Merebrook Park, you must be 45 years of age or older. This is to meet the needs and expectations of retired or semi-retired residents who wish to live a peaceful and quiet lifestyle. Viewings are strictly by appointment only but we also have a virtual tour of this home which you can take full advantage of prior to a physical viewing.

## Directional Notes

The approach from our Wirksworth office is to head along Harrison Drive towards Cromford. At the traffic light junction in the village of Cromford take a right turn and continue along the A6 until you see the Merebrook Park entrance shortly before the bridge over the River Derwent in the village of Whatstandwell. The park has secure gated access and CCTV which can be monitored remotely. On entering the park proceed straight ahead where Number 3 will be found on the right hand side.

## Council Tax Information

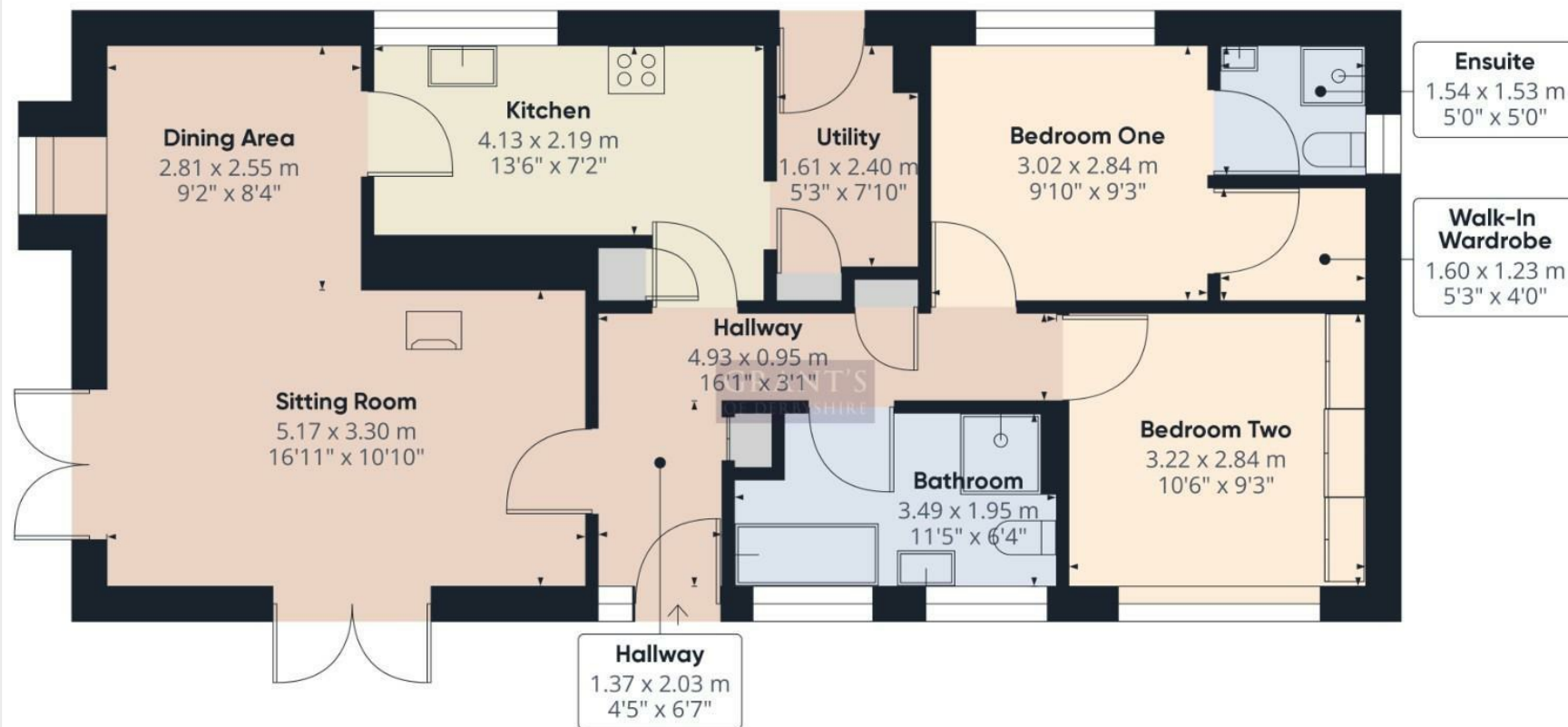
We are informed by Amber Valley Borough Council that this home falls within Council Tax Band A which is currently £1461 per annum.







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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.