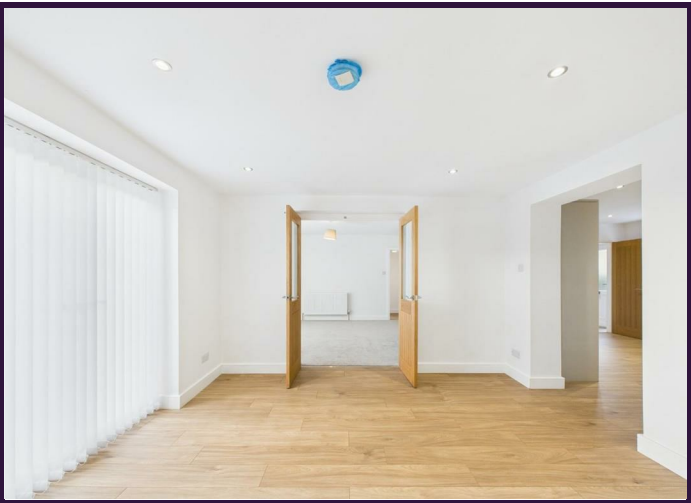




GRANT'S  
OF DERBYSHIRE

5 Pittywood Road, Matlock DE4 4ED  
£1,600 Per Calendar Month

Grant's of Derbyshire are pleased to offer To Let, this recently renovated, four bedroom detached property, located within walking distance of the centre of Wirksworth. The property is well presented throughout and benefits from gas central heating with a modern combi boiler and uPVC double glazing. The accommodation comprises; entrance hall, sitting room, dining room, kitchen with utility room, two bedrooms and a bathroom to the ground floor. To the first floor there are two bedrooms, one of which has an en-suite shower room. To the rear of the property there is a fully enclosed garden with a large lawn and paved patio, and to the front, the property offers a large driveway for at least two vehicles which in turn, provides access to the single garage., there is also a lawn foregarden. Available December 2025





## Ground Floor

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

### Entrance Hallway 8'0" x 12'5" (2.44 x 3.79)

A spacious and light hallway with access through to the kitchen, two of the bedrooms, sitting room, bathroom and with stairs leading up to the first floor.

### Kitchen 13'3" x 12'3" (4.05 x 3.75)

A very well-appointed kitchen fitted with a range of matching wall, base and drawer units, with a large uPVC window to the front aspect and oak-veneer flooring throughout. Integrated appliances include double electric ovens, a four-ring induction hob with extractor fan overhead, a stainless-steel 1.5-bowl sink with drainer and swan-neck mixer tap, and a dishwasher. From this room, there is an additional entrance with a part-glazed door with obscured glass which leads back to the front of the property, along with an open doorway leading into the dining room. Another door leads into the

### Utility Room 6'10" x 2'8" (2.09 x 0.83)

A well-arranged utility room with space and plumbing for a washing machine, worktop space above, and a stainless-steel sink with a swan-neck mixer tap and tiled surround.

### Dining Room 13'8" x 11'8" (4.19 x 3.57)

Accessed via the kitchen through an open doorway, this is a good sized reception room with plenty of natural light, thanks to the double patio doors that open onto the rear garden. Another part-glazed uPVC door opens to the side of the house, and double wooden part-glazed doors open into the

### Sitting Room 14'7" x 12'9" (4.47 x 3.89)

This is another good sized reception room with carpet flooring throughout, an electric fire, and double uPVC patio doors which, again, open to the rear garden. Another door opens back into the entrance hallway.

### Bedroom Two 12'2" x 9'4" (3.73 x 2.87)

A fair sized double bedroom with a large uPVC window to the rear aspect and carpet flooring throughout.

### Bathroom 7'3" x 7'4" (2.22 x 2.25)

A modern three piece suite fitted with a dual flush WC, a wash basin with vanity cabinet beneath and a panelled bath with thermostatic shower over with dual shower heads and a modern shower screen. There is also a ladder style radiator and an obscured glass window to the side aspect.

### Bedroom Three 9'10" x 9'9" (3.00 x 2.99)

A double bedroom with a uPVC window to face the front aspect and carpeted flooring.

### First Floor

Stairs rise from the ground floor entrance hallway to the first floor landing where there is access to the first bedroom and fourth bedroom.

### Bedroom One 10'9" x 9'4" (3.29 x 2.86)

A good sized double bedroom with a large uPVC window to the rear aspect, with far reaching views over the surrounding countryside.

### En-Suite 5'8" x 5'0" (1.73 x 1.53)

Appointed with a contemporary three piece suite, including a dual flush WC, thermostatic shower and wall hung hand wash basin. There is also a velux window and a ladder style radiator.

### Bedroom Four 10'10" x 9'2" (3.32 x 2.80)

The smallest of the bedrooms but still of a good size, with space for a double bed and with a uPVC window to the front aspect.

### Outside & Parking

To the front of the property, a sloped driveway provides parking for at least two vehicles and leads directly to the garage. At the rear, a generous block-paved patio offers ample space for outdoor furniture, with a paved

ramp leading down to the rest of the garden, which is currently laid to lawn. Being south-facing, the garden enjoys sunlight throughout the day.

### Garage

Accessed via large double doors, the new boiler and consumer unit are located in here.

### Deposits Payable

If you are successful in your application for this rental property, you will be set up on our referencing system 'Goodlord'. The first payment requested will be a one week, non-refundable holding deposit. This is not an additional payment and will be deducted from your first month's rent. If you pass referencing, you will then be asked to pay the remainder of the first month's rent plus the security deposit which is equal to five weeks rent. There are no admin charges involved. If a guarantor is required, you will be charged an additional £50 + VAT per guarantor.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2,332 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

From our office in Wirksworth Town Centre, proceed down St Johns Street in the direction of derby, upon reaching the mini roundabout, take a right onto Summer Lane, then take the second left onto Arkwright Street, before taking the first right onto Pittywood Road. The property will be found on your right hand side, shortly after the turning.









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.

