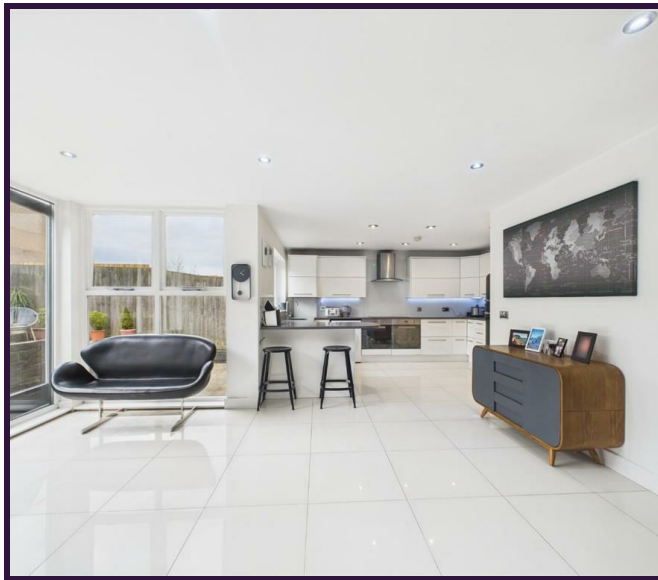




GRANT'S
OF DERBYSHIRE

20 Drabbles Road, Matlock DE4 3LD
£500,000

This superb, architect-designed family home, built in 2009 by the multi-award winning architectural practice situated in Derbyshire, Evans Vettori, offers spacious, modern living across three floors. Designed to maximise natural light, it features the architects' signature gable-end window in the main bedroom and has been finished to an extremely high standard throughout. The ground floor includes a generous entrance hall, open-plan kitchen/living/dining area, office, and downstairs WC. On the first floor, you'll find three bedrooms, one with an en-suite shower room and a family bathroom, with a fourth double bedroom with en-suite shower room being located on the second floor. Outside, there's a large driveway for four vehicles and a low-maintenance, south-facing rear garden with far-reaching countryside views towards Riber Castle and Starkholmes. Viewing is highly recommended to be able to fully appreciate the accommodation on offer.



Ground Floor

Accessed via the gravelled driveway, where a paved pathway leads to the canopy porch and in turn, a contemporary composite front entrance door which opens into the:

Entrance Hallway

A generous and inviting room with a porcelain tiled floor, underfloor heating and stairs that rise to the first floor landing. Panelled doors open to all ground floor accommodation.

Office

With a continuation of porcelain tiled flooring and under-floor heating, this room has a front aspect double glazed window & ample space for an office desk, chair and other items of office furniture if desired.

Downstairs WC

With a side aspect double glazed window with obscured glass, porcelain tiled flooring and spotlights to the ceiling. This room is fitted with a two piece suite consisting of wall hung rectangular wash hand basin and dual flush ceramic WC. There's also an extractor fan.

Living Room

A spacious and bright room, with dual aspect double glazed windows and an opening that leads into the dining area, giving this room an open plan feel whilst

still retaining segregation. Featuring a beautiful modern log burner which is set upon a tiled hearth, this room also has porcelain tiled flooring & underfloor heating.

Dining Area

Another substantial room which is flooded with lots of natural light thanks to the dual aspect double glazed windows and rear aspect double glazed patio doors. This room offers ample space for a family sized dining table and chairs, alongside other items of furniture if desired. Also with porcelain tiled flooring and under-floor heating, which continues into the:

Kitchen

With rear aspect double glazed windows which overlook the south-facing garden & fitted with a modern range of white gloss, wall, base and drawer units with granite worktops and an inset stainless steel sink with mixer tap over. The granite worktops extend to a fantastic breakfast bar which has enough space for four breakfast stools, offering additional seating for dining or just that perfect spot for a morning cup of tea. Integrated appliances include a family sized dishwasher, two CDA gas ovens, electric five ring hob & extractor canopy over. There's space and plumbing for an automatic washing machine and further appliance space for a tall

fridge/freezer. The Worcester combi boiler is housed within a wall unit and there's a handy under-stairs storage cupboard, ideal for household items but which also houses the hot water tank and controls for the underfloor heating.

First Floor

Stairs from the entrance hallway rise to the first floor landing where there's a front aspect double glazed window and panelled doors which open to bedrooms 1, 3 and 4, and the family bathroom. A second staircase rises to the second floor landing.

Bedroom 1

This sizeable and bright double bedroom has the eye-catching Evans Vettori apex window in the gable end, as well as dual aspect double glazed windows to two other aspects. With two fitted double wardrobes and ample space for large bedroom furniture. A panelled door opens into the:

En-suite Shower Room

A part tiled room with side aspect double glazed window with obscured glass, tiled flooring and spotlights to the ceiling. Fitted with a three piece suite consisting of double walk-in shower with sliding glass doors and mains shower over, a wall hung rectangular wash hand basin and dual flush WC. There's also a mirrored wall cabinet, extractor fan and chrome ladder style heated towel rail.

Bedroom 3

A bigger than average double bedroom with a front aspect, double glazed, rectangular bay window with lovely views over the front garden & countryside beyond the neighbouring rooftops.

Bedroom 4

The smallest of the four bedrooms but still of double proportion, this room has a rear aspect double glazed window with superb views towards High Tor and Starkholmes.

Family Bathroom

A fully tiled room with a front aspect double glazed window with obscured glass, tiled flooring and spotlights to the ceiling. Fitted with a four piece suite consisting of a corner shower cubicle with electric shower with jacuzzi jets & rainforest shower head, a rectangular bathtub with central chrome taps, a rectangular wall hung wash hand basin and a dual flush WC. This room also has an extractor fan and a chrome ladder style heated towel rail.

frosted double-glazed window, recessed ceiling spotlights, extractor fan and chrome vertical heated towel rail.

Second Floor

A second staircase rises from the first floor landing to the second, where there's another front aspect, double glazed window and ample space for a chair or small desk, if desired. Two full height doors open to useful and roomy eaves storage and a further panelled door leads into:

Bedroom 2

Another good sized double bedroom with diagonal ceilings, two side aspect, double glazed windows and a velux roof light window to provide extra natural light. A panelled door opens into a second:

En-suite Shower Room

A part tiled room with a velux roof light window, tiled flooring and spotlights to the ceiling. Fitted with a three piece suite consisting of corner shower cubicle with mains shower over and sliding doors, a ceramic dual flush WC and rectangular wall hung wash hand basin. This room also has an extractor fan and a chrome, ladder style heated towel rail.

Outside & Parking

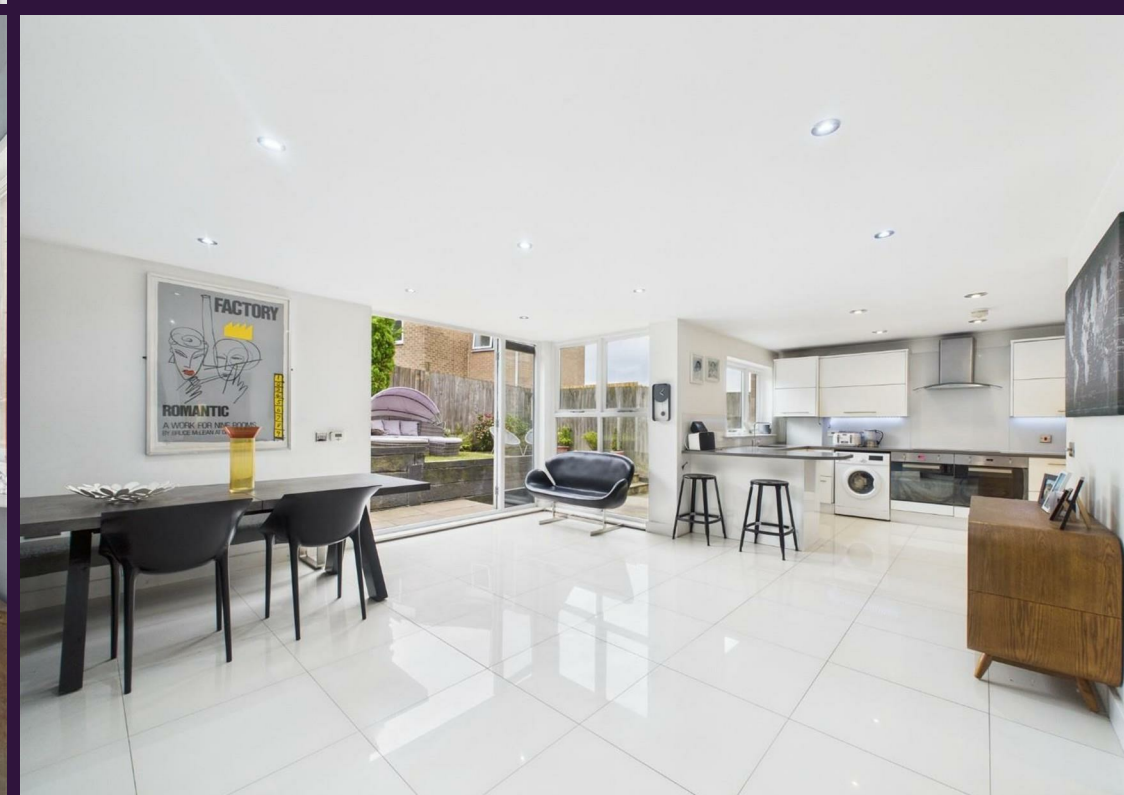
To the front of the property, there's a large gravelled driveway providing off-road parking for up to four vehicles. Alongside this, there's a small raised lawn with eye-catching cherry plum tree and a timber shed which sits to the left of the house. A pathway leads down the right hand side of the property, via a wrought iron gate and into the fully enclosed, south-facing rear garden. Tiered over three levels, with a good sized patio area and two central lawns, this attractive garden offers a low maintenance space for alfresco dining and summer barbecues. The third raised deck offers the perfect spot for admiring the far reaching views over Matlock and the surrounding countryside & there's a second timber shed, perfect for garden storage.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2851 per annum.

Directional Notes

From Matlock Crown Square, take the A6 north proceeding out of the town and taking the first right into Dimple Road. Proceed up the hill and the road naturally continues into Hurds Hollow, before taking the first right into Drabbles Road. Proceed up the road and on the first bend, no.20 can be found on the right hand side, identified by our for sale board.









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.

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