



GRANT'S
OF DERBYSHIRE

21 Rutland Street, Matlock DE4 3GN
Offers Around £385,000

This fabulous three bedroom detached property, occupies an elevated position right in the heart of the historic county town of Matlock, and is now available for sale. This property has plenty of character and style, having undergone a programme of contemporary renovation. It offers generous living space both inside and out - ideal for modern lifestyles and its prime location provides outstanding views across the town and surrounding hills. The ground floor comprises a welcoming entrance hallway, guest cloakroom, and an expansive open-plan kitchen and living area, plus additional living room. Upstairs, you'll find three well-appointed bedrooms and the family bathroom. Externally, the property boasts a driveway accommodating up to three vehicles, a spacious front garden with a lawn and a good mix of mature trees and plants. To the side aspect, French doors open onto an impressive paved terrace - perfect for alfresco dining while soaking up the scenery. Steps lead down to an additional patio and lawn, complete with a summer house. The gas combi boiler is less than one year old and the whole downstairs was rewired in 2016/17. Viewing is highly recommended to appreciate this impressive, contemporary home.



Location

Rutland Street is less than half a mile from the centre of Matlock, a thriving market town on the edge of the Peak District, with all the shops and amenities you could need and more. There are many great destinations and attractions just a short distance away including Chatsworth House, Matlock Bath, Bakewell, Cromford, Ashbourne and Wirksworth, plus excellent transport links make the cities of Nottingham, Derby and Sheffield all within easy reach. There are plenty of very good schools in the local area - many only a short walk from this property.

Ground Floor

To the front of the property is a part glazed uPVC entrance door providing access to the

Entrance Hallway 3'8" x 3'5" (1.14 x 1.05)

With a ceramic tiled floor and a door opening to the

Guest WC 6'0" x 2'11" (1.85 x 0.89)

With a stylish, concealed unit 2-in-1 toilet with a basin on top, making the best out of the space. There is tiling around the sink and to the floor, and a obscured glass window to the side aspect.

Open Plan Kitchen / Living 22'6" x 18'3" (6.86 x 5.58)

This stylish, contemporary space offers generous room for modern living, with a kitchen that flows seamlessly into the open-plan dining and living areas. Glass sliding doors lead out to the terrace, bringing the outdoors in. The parquet-effect luxury vinyl flooring adds warmth and elegance, while the kitchen is very well appointed with quartz worktops, an undermounted sink, and a good range of drawer, base, and wall units. There's a double glazed window above the sink to the front aspect. Integrated appliances include a dishwasher, five-ring electric hob with extractor, and a convenient mid-height double oven. There's also access to a pantry and separate utility room.

Pantry 6'0" x 4'7" (1.84 x 1.42)

A good size with tiled flooring, plenty of space for a fridge and freezer and shelving. There's a window to the side aspect.

Utility Room 5'9" x 3'4" (1.76 x 1.02)

With space and plumbing for a washing machine.

Rear Hallway 13'4" x 7'4" (4.08 x 2.26)

A stunning space filled with natural light from the full height windows to the side of the property with an open staircase that creates a fabulous focal point. Thoughtfully designed, it also features built-in storage and convenient access to the rear porch and living room.

Living Room 12'7" x 12'1" (3.86 x 3.69)

Boasting original wooden floorboards and a characterful period fireplace with a gas fire, this generously sized living room blends cosy comfort with a sense of space. A large window frames views of the garden and stretches out across the town and surrounding hills, making this a truly inviting spot to relax.

Rear Porch 5'11" x 3'6" (1.82 x 1.07)

A good space for storage and access to the side of the property.

First Floor

Landing 10'10" x 3'8" (3.31 x 1.14)

Echoing the elegance of the rear hallway, the landing is a bright and airy space with a sense of height and openness. From here, doors lead to three bedrooms and family bathroom.

Bedroom One 13'5" x 12'5" (4.11 x 3.81)

This beautifully spacious master bedroom is filled with natural light, thanks to a large side aspect window offering fabulous views, along with additional outlooks to the front aspect. You'll also find two walk-in cupboards, providing ample storage.

Family Bathroom 8'11" x 7'4" (2.72 x 2.24)

The family bathroom presents the opportunity to renovate and add personal style. It currently features a retro lemon-yellow bath and sink, paired with a more modern WC and vinyl flooring. There is an obscured glass window to the front aspect.

Bedroom Two 12'5" x 12'0" (3.81 x 3.67)

Another generously sized room with windows to two aspects, offering a wonderful outlook and lots of natural light throughout the day.

Bedroom Three 7'4" x 7'4" (max) (2.26 x 2.24 (max))

The smallest of the three bedrooms, this versatile space would make an ideal nursery, child's bedroom or home office. A fitted-style wardrobe is currently in place but can be easily removed to maximise the room's full width, offering flexibility to suit your needs

Outside & Parking

Externally, the property boasts a driveway for up to three vehicles, a spacious front garden with a lawn and a good mix of mature trees and plants. To the side of the property, French doors open onto an impressive paved terrace - perfect for alfresco dining while soaking up the scenery. Steps lead down to an additional patio and lawn, complete with a summer house.

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

Leaving Matlock Crown Square via Bank Road, follow the road up the hill to where it becomes Rutland Street. After passing County Hall on the left hand side continue up the road and you will find the property also on your left (almost opposite Rutland Avenue), please note there is no For Sale board here.







Floor 0



Floor 1

Approximate total area^m

114.3 m²
1229 ft²

Balconies and terraces

51.2 m²
551 ft²

Reduced headroom

1.6 m²
17 ft²

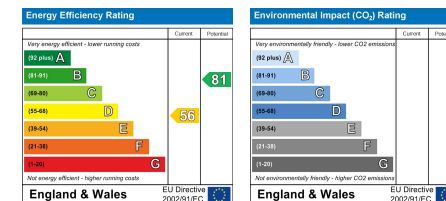
(1) Excluding balconies and terraces

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.



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