

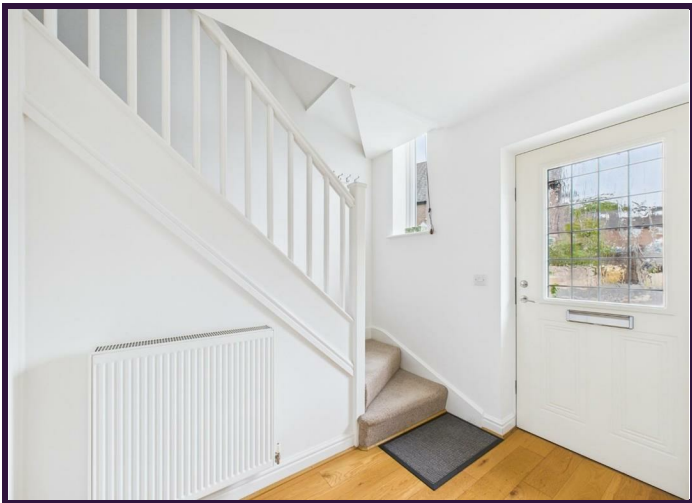


GRANT'S  
OF DERBYSHIRE

4 Hillside Gardens, Matlock DE4 3SH  
Offers Around £299,995



Grants of Derbyshire are delighted to offer For Sale, this superb, three bedroom semi-detached home which is extremely well presented throughout. The home sits in a quiet cul de sac just a short distance from the centre of Matlock. The property benefits from gas central heating and uPVC double glazing throughout. Offering stylish, spacious living across three floors, this property is ideal for families, professionals, or anyone seeking a serene yet well-connected location. The accommodation comprises; entrance hall, lounge, kitchen/dining area, reception room and a downstairs WC. To the first floor, there is a family bathroom and two double bedrooms. On the second floor, is the master bedroom and private bathroom. To the rear of the property there is a fully enclosed garden which provides a good level of privacy. A garage and dedicated parking offer convenience, and additional on-street parking is available. Viewing highly recommended. Video tour available.



### **Ground floor**

The property is accessed via the paved pathway, which leads up to the part glazed uPVC front door, opening into the

### **Entrance Hall 4'9" x 7'11" (1.45 x 2.43)**

As you enter the property, you're welcomed by a spacious entrance hall featuring a staircase and doors leading to several rooms throughout the home.

### **Living room 11'3" x 12'5" (3.43 x 3.80)**

This generously sized living room features a uPVC double-glazed window to the front aspect, bathing the space in natural light. With ample room for a variety of furniture arrangements, the room offers both versatility and comfort—perfect for relaxing evenings or entertaining guests.

### **Kitchen 19'4" x 8'2" (5.90 x 2.50)**

This bright and airy kitchen is fitted with a stylish range of modern wall, base, and drawer units, complemented by a sleek stainless steel sink and a four-ring gas hob with an extractor hood above. A uPVC double-glazed window to the rear aspect frames countryside views, filling the space with natural light. There's ample room for a dining table and chairs, making it ideal for family meals or casual entertaining. French doors open directly onto the garden, creating a seamless connection between indoor comfort and outdoor living

### **Downstairs WC 5'11" x 2'8" (1.81 x 0.83)**

Fitted with a modern two piece suite comprising; dual flush WC and wall mounted wash basin with tiled splashback.

### **First floor**

The staircase leads up from the entrance hall to reach the first floor landing, from here doors lead to the bedrooms and family bathroom.

### **Bedroom Two 11'9" x 12'0" (3.59 x 3.68)**

This spacious double bedroom features a built-in wardrobe, providing convenient storage. A window to the rear aspect offers countryside views and allows plenty of natural light into the space.

### **Bedroom Three 13'2" x 8'9" (4.02 x 2.69)**

Another generously sized double bedroom, with a fitted wardrobe for practical storage. A window to the front aspect showcases charming countryside views and fills the room with natural light.

### **Bathroom 5'4" x 9'9" (1.63 x 2.99)**

This beautifully appointed modern family bathroom is fully tiled, and includes a white vanity sink with mixer tap, and a bath with a shower over. A rear-aspect obscured glass window fills the room with natural light while ensuring privacy.

### **Second floor**

The staircase leads up from the landing to reach the second floor landing, from here doors lead to the bedroom and bathroom.

### **Bedroom One 12'3" x 15'8" (3.75 x 4.78)**

Situated on the top floor, this beautifully converted loft bedroom boasts generous proportions and is bathed in natural light, courtesy of the skylight windows. The elevated position offers stunning panoramic views of the surrounding countryside

### **Bathroom 6'9" x 7'3" (2.07 x 2.21)**

This modern family bathroom features a dual-flush WC, white vanity unit with a mixer tap, and a shower enclosure. Natural light pours in through a skylight and dormer window, enhancing its fresh and airy feel.

### **Outside/Parking**

To the front of the property is a charming front garden, with a stone pathway leading to the front door. At the rear, a spacious fully enclosed garden provides excellent privacy and features a paved area—perfect for outdoor dining or entertaining guests, with a convenient side gate for easy access.

### **Council Tax Information**

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum.

### **Directional Notes**

Leaving Matlock along the A6 towards Bakewell, after passing the Premier Inn turn right into Morledge follow the road up the hill turning right at the T junction, follow the road until you reach a turn for Hillside Gardens, where the property can be found on the right.













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.

