



GRANT'S  
OF DERBYSHIRE

Coldwell Street, Matlock DE4 4FB  
£950 Per Month



Grants of Derbyshire are pleased to offer For Rent this spacious two storey terraced in the centre of Wirksworth! The property is well presented throughout, and the accommodation is arranged over two levels and briefly comprises; entrance porch, open plan living room and dining kitchen, downstairs WC and a practical utility room. On the First floor there are two double bedrooms and a spacious bathroom. This property also benefits from gas central heating, being fully furnished and a quaint rear courtyard. Viewing highly recommended. Video tour available. Available Early November.

## Ground floor

Through the front door you enter into the

### Entrance porch 2'11" x 7'6" (0.90 x 2.31)

This is the perfect space for hanging coats and storing shoes, and there is a useful downstairs storage cupboard to the right hand side.

### Dining kitchen 12'7" x 23'0" (3.85 x 7.02)

This open plan kitchen offers a range of modern wall and base units, induction hob with extractor over, a full size fridge freezer and a wooden round dining table and chairs. There are glass doors to the rear aspect, which open out onto the charming rear courtyard.

### Living room 12'7" x 23'0" (3.85 x 7.02)

This is a light and open space, with two large front aspect windows allowing plenty of natural light. The focal point of this room is the stone fire hearth, which adds a charming decorative touch to the space.

### Downstairs WC 2'10" x 5'0" (0.87 x 1.54)

Through a door from the kitchen is this useful downstairs low flush WC.

### Utility room 5'5" x 5'6" (1.67 x 1.70)

This is a useful utility room, offering plumbing for a washing machine, cabinets for storage and a stainless steel sink and mixer tap.

## First floor

From the living room is a door which has stairs leading up to the first floor.

### Bedroom One 12'9" x 14'3" (3.91 x 4.35)

This is a very spacious double bedroom, with high ceilings and a large front aspect window allowing plenty of natural light.

### Bedroom Two 12'7" x 8'5" (3.84 x 2.58)

Another good size double bedroom, with a large rear aspect window.

### Bathroom 6'2" x 11'6" (1.90 x 3.52)

This spacious bathroom offers a three piece suite comprising low flush WC, Panelled bath with mains shower over and a pedestal sink with mixer tap.

## Outside

This property offers both a front and rear courtyard, with ample space for a small table and chairs to enjoy the outside space.

## 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

From our office in the Market Place proceed across the road and down Coldwell Street to number 18 which is on the right hand side.





**Approximate total area<sup>(1)</sup>**  
77.3 m<sup>2</sup>  
830 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**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.





