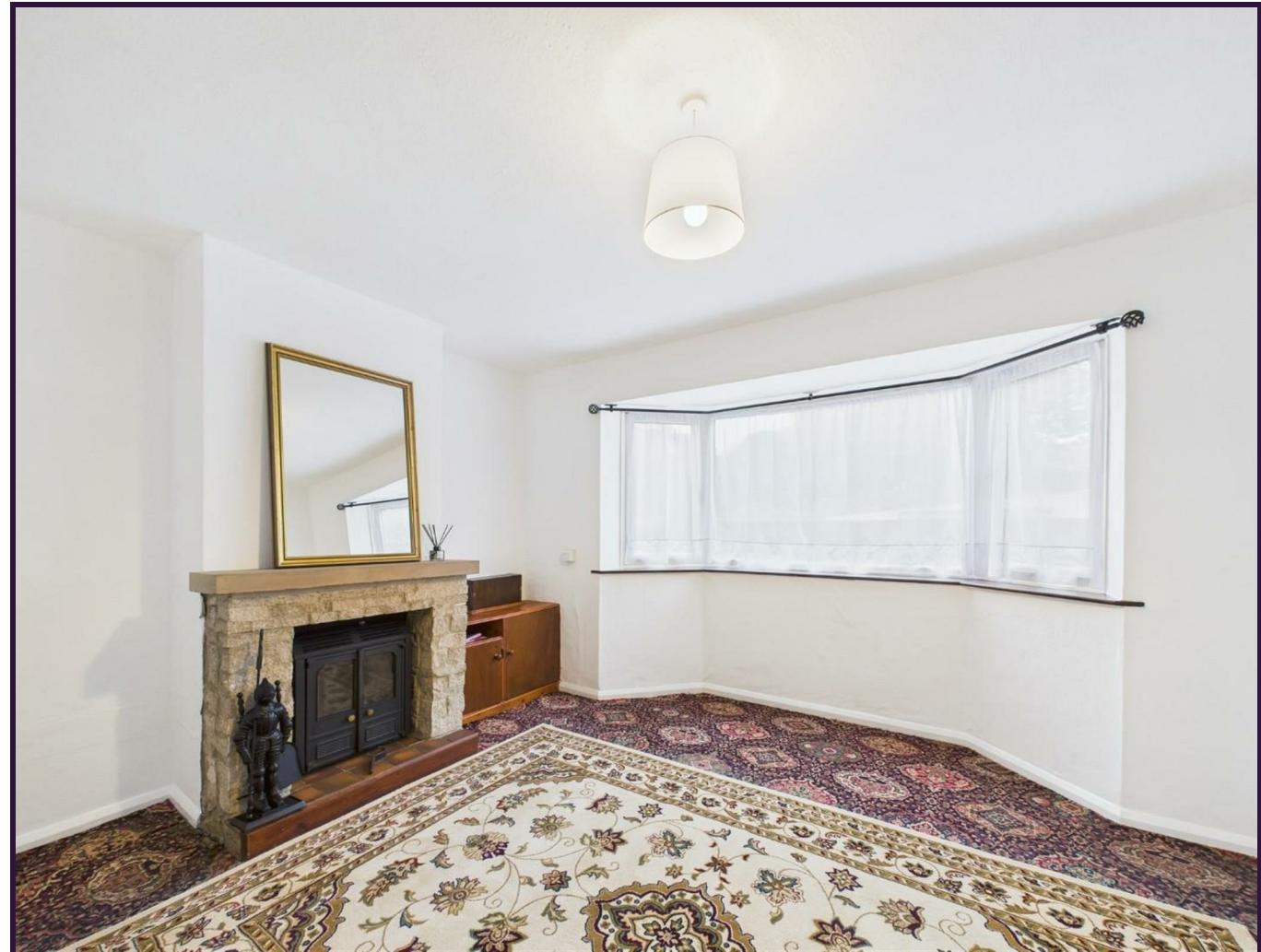




GRANT'S
OF DERBYSHIRE

44 Hawthorn Drive, Matlock DE4 3QN
Offers Around £199,995

Grant's of Derbyshire are delighted to offer For Sale this three bedroom, semi detached property, located in a quiet residential area in the village of Cromford. The accomodation comprises an entrance hallway, sitting room, dining room and kitchen to the ground floor. Upstairs, there are two double bedrooms, a single bedroom and a bathroom. The property benefits from uPVC double glazing, fitted solar panels and has been recently redecorated throughout. To the rear there is a good sized lawn with two patio areas and outbuildings which include a storeroom and potential home gym. No Upward Chain. Virtual Tour Available. Viewing Highly Recommended.



Ground Floor

Steps lead down from the driveway to a recently installed part-glazed uPVC door, which opens into the

Entrance Hallway 6'3" x 10'5" (1.93 x 3.19)

Stairs rise to the first floor landing and a door on the right opens into the

Sitting Room 13'9" x 12'2" (4.20 x 3.71)

A good sized reception room with a large uPVC bay window to the front aspect and a multi-fuel stove set within a stone surround on a quarry tile hearth. The meters for the solar panels and the electric are located in the cupboard beside the fireplace and a door leads through to the

Dining Room 10'9" x 10'0" (3.29 x 3.07)

Here, there is a multi-fuel stove which provides the hot water and central heating for the property (not tested), set within a stone surround on a quarry tile hearth and a uPVC window which overlooks the rear garden. We have been informed that the wall between this room and the sitting room is stud partitioned and therefore could be removed to open up the space, if preferred. A door leads into the

Kitchen 7'9" x 10'0" (2.38 x 3.06)

Fitted with a range of matching wall, base and drawer units, the kitchen includes space and plumbing for a washing machine, a gas oven with grill, a fridge/freezer and a one-and-a-half bowl stainless steel sink with drainer and mixer tap. There is a door which opens to a coal store, a uPVC window overlooking the rear aspect and a recently installed, obscured glass door provides access to the rear garden via the side of the house.

First Floor

Stairs rise from the entrance hallway to the first

floor landing where there is access to the three bedrooms and bathroom. There is also a hatch into the loft which is of a very good height. The first door on the left leads into the

Bathroom 6'3" x 4'2" (1.93 x 1.29)

Fitted with a three piece suite to include; a low-level flush WC, fitted bath with thermostatic shower over and a pedestal sink with mixer taps. An obscured glass window faces the front aspect and there is a built-in cupboard offering storage for household linen.

Bedroom One 12'8" x 10'4" (3.88 x 3.17)

A generously sized double bedroom with wooden floorboards and a large uPVC window to the front aspect.

Bedroom Two 10'4" x 9'11" (3.15 x 3.04)

Another good-sized double bedroom with a uPVC window to the rear aspect and carpeted flooring throughout.

Bedroom Three 9'9" x 6'11" (2.99 x 2.12)

A single bedroom with potential to be used as a home office, depending on requirements. There is a uPVC window to the rear aspect and a built-in cupboard.

Outside & Parking

To the front of the property there is a driveway with space for two vehicles, from here paved steps lead down to the front door and a wrought iron gate provides a pathway down the side of the house, to the rear garden where there is a good-sized lawn area bordered by a range of mature trees and shrubs. There is also a path which leads down to the bottom of the garden where there is a paved seating area and steps lead down to a further patio area, next to the

outbuilding which has potential to be used as a home gym. The garden occupies an elevated position, catching the sun all day long, with far-reaching views over the countryside surrounding Cromford including Rose End Meadows nature reserve.

Outbuilding / Store room 5'0" x 13'1" (1.53 x 4.01)

A handy outside store with practical uses for storage or potential to be used as a workshop. There are windows to both side aspects and there is an electric connection.

Outbuilding / Gym 11'10" x 11'11" (3.62 x 3.64)

Accessed via a part-glazed obscured glass door, this room has potential to be used as a home gym. There are windows to both side aspects and a multi-fuel stove.

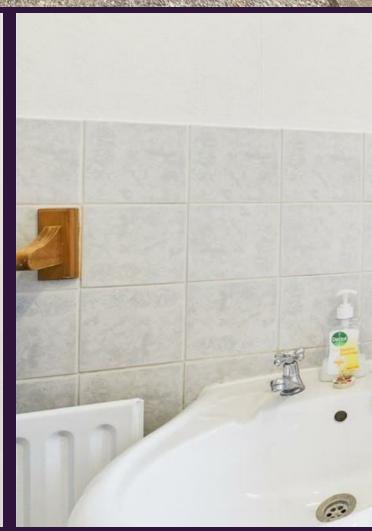
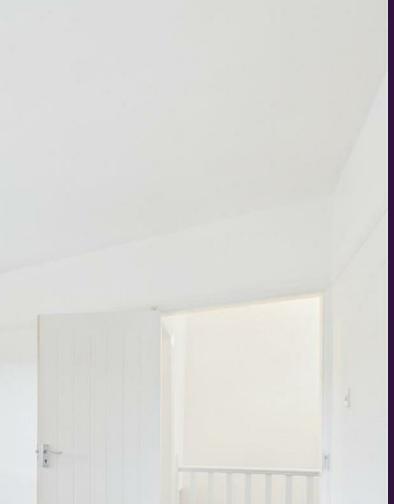
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1,791.82 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

Starting from our office on St John Street in Wirksworth, head north along the B5036 towards Matlock. Follow the road as it continues down Cromford Hill and take a left turn onto Hawthorne Drive, continue up the street towards the end of the cul-de-sac and just before reaching the top, the property will be found on the right-hand side. WhatThreeWords:removal.wades.worlds.







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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(B1-91) A		(B1-91) A	
(B1-91) B		(B1-91) B	
(B9-49) C		(B9-49) C	
(D5-49) D		(D5-49) D	
(D9-44) E		(D9-44) E	
(D1-38) F		(D1-38) F	
(I-20) G		(I-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	