

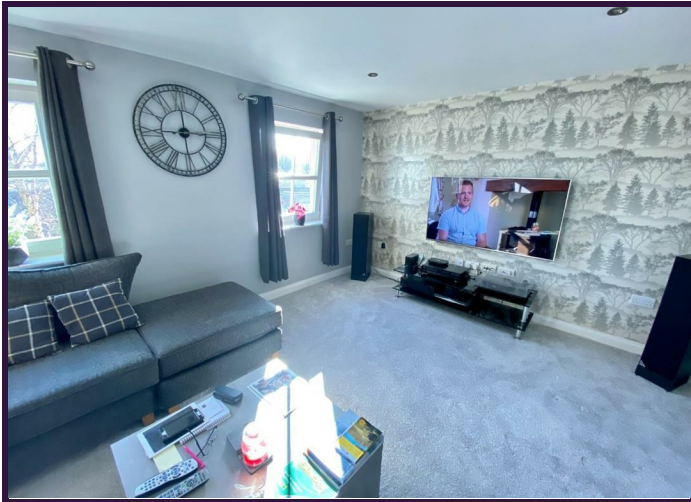


GRANT'S  
OF DERBYSHIRE

5 Tinkers Place Hopewell Road, Matlock DE4 3SR  
£900 Per Month



We are delighted to offer For Rent, this three bedroom town house which is extremely well presented throughout. The property is arranged over three levels and benefits from gas central heating, double glazing and allocated parking to the rear. This home is located a short walk from the centre of Matlock and enjoys superb, panoramic views over Matlock and the surrounding countryside. The accommodation comprises; Living/dining room, fully fitted kitchen and guest's cloakroom. To the first floor there is a four piece bathroom and second bedroom / extra sitting room. On the second floor there is a third bedroom and master bedroom with en-suite shower room. No pets. Non-smokers. Available from Mid September 2025.



### About Tinkers Place

A development of just 10 individual homes, built in 2009 and therefore benefitting from the remainder of a 10 year NHBC warranty. Enjoying an elevated position, the views to the front aspect are superb. Located just a short walk from the centre of Matlock having a full range of amenities and facilities.

### Ground Floor

The property is accessed via the obscured glass, double glazed front door which opens into the

### Living/Dining Area 15'0" x 12'7" max (4.59m x 3.84m max)

Currently used as a dining area but flexible enough to be a sitting room, with TV point and a double glazed window to the front aspect. The current vendor uses this as a study/home office also. A door opens to reveal the

### Guest's Cloakroom 6'7" x 2'9" (2.01m x 0.84m)

Providing useful home storage. (Please note that the current vendor has chosen to remove the WC and cistern but this could easily be re-instated). There is a wall mounted wash basin.

### Kitchen 15'0" x 9'10" max (4.59m x 3.00m max)

With a ceramic tiled floor and a high end range of matching wall, base and soft closing drawer units with complimentary wood effect worktop, inset stainless steel, one and a half bowl sink with mixer tap over. Integrated appliances include fridge, freezer, Neff electric oven and grill, dishwasher, gas hob with a designer extractor hood over. A matching cupboard

houses the combination boiler which provides the gas central heating and hot water for the home. Underneath the stairs there is a continuation of the kitchen units with space and plumbing for a washing machine. Stairs lead up to the

### First Floor

Where we find the entrance hall having a double glazed door which leads out to the rear. There are matching wall lights and the first door on the right leads into the

### Family Bathroom 10'9" x 6'9" (3.29m x 2.06m)

Luxuriously appointed with a "Porcelanosa" four piece suite comprising of a corner shower cubicle with thermostatic shower fittings over, double ended bath, dual flush WC and wall mounted wash basin with mixer tap over. The bathroom is stylishly tiled with an aluminium trim and has inset spotlights, chrome heated towel rail, an illuminated mirror and an obscured glass double glazed window to the rear aspect.

### Bedroom Two / Sitting Room 15'1" x 11'8" (4.60m x 3.57m)

A versatile room that could be used as either a second bedroom or a sitting room. There are two double glazed windows to the front aspect providing far reaching views over the town, TV, satellite, BT and cat 5 connection with concealed cabling for a flat screen TV.

### Second Floor

From the entrance hall the staircase leads up to the second floor where we find access to the loft which has been insulated and part boarded for storage. The first door on the right leads into

### Bedroom Three 11'5" x 9'10" max (3.50m x 3.01m max)

A good sized bedroom with double glazed window to the rear aspect.

### Master Bedroom 14'11" x 12'9" max (4.56m x 3.89m max)

A good size master bedroom with two double glazed windows to the front aspect providing far reaching views. There is a wall mounted TV connection and a door which opens to reveal the

### En-Suite Shower Room 7'6" x 3'10" (2.30m x 1.19m)

Fully tiled with a three piece suite comprising; shower cubicle, wall mounted wash basin and a dual flush WC. There is a chrome heated towel rail.

### Outside

To the rear of the property there is a small foregarden which leads to a communal parking area where there is allocated parking for one vehicle.

### Directional Notes

From our office at Crown Square proceed to the roundabout taking a left turn into Bank Road. Continue up Bank Road taking the fourth turning on the left into Smedley Street. Proceed along Smedley Street taking the first turning on the right into Wellington Street and thereafter turn right into Hopewell Road where Tinkers Place is located immediately on the right hand side.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1764 per annum.

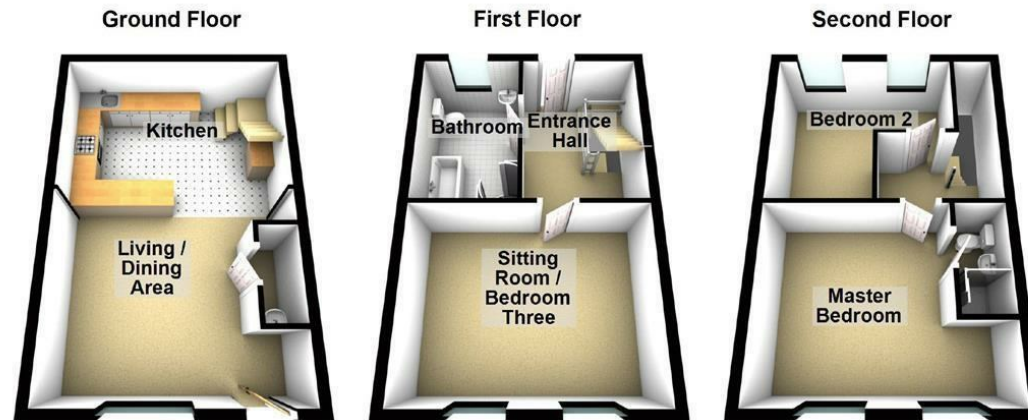












This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

