



GRANT'S
OF DERBYSHIRE

26a Matlock Green, Matlock DE4 3BT
Offers Around £239,995

Nestled in the charming area of Matlock Green, this delightful semi-detached cottage presents an exceptional opportunity for those seeking a beautifully renovated home in a prime town centre location. The recent conversion and renovations include brand new plumbing and electrics and uPVC double glazing, ensuring a hassle-free living experience for the new owners. The thoughtful design and attention to detail throughout the cottage create a warm and inviting atmosphere, perfect for both relaxation and entertaining. Boasting a welcoming entrance hallway, well appointed modern kitchen/diner, spacious and bright living room and utility cupboard to the ground floor, as well as two well-proportioned bedrooms and a contemporary bathroom to the first floor. Outside there is a small foregarden to the front of the property & one allocated parking space to the rear. Please note, the vendor of this property has a budget for new flooring throughout and is happy to discuss choices with any prospective buyers. No upward chain. Ideal first time buy or buy to let. Video tour available. Viewing highly recommended.



Location

Situated within easy reach of Matlock's vibrant town centre and just a stones throw from Hall Leys Park, residents will enjoy convenient access to a variety of local amenities, including shops, cafes, and recreational facilities. The picturesque surroundings of Matlock also offer stunning countryside views and numerous walking trails, making it an ideal location for nature enthusiasts too.

Ground Floor

The property can be accessed via stone paved steps, which lead straight to the chartwell green composite door with glazed panels. This opens into the:

Entrance Hallway 13'6" x 7'4" (4.12m x 2.25m)

With spotlights to the ceiling and oak veneer doors that lead to the kitchen/diner, utility cupboard and living room. There's a handy under-stairs storage cupboard, ideal for household items and a small unit which houses the fuse board (installed in November 2024) and electricity meter. Stairs rise to the first floor landing.

Kitchen/Diner 13'3" x 11'10" (4.06m x 3.63m)

With dual aspect uPVC double glazed windows and spotlights to the ceiling, this room has been fitted with a well appointed kitchen, comprising grey shaker style wall, base and drawer units with under unit lighting, with a granite effect worktop over and black composite sink with mixer tap. Integrated appliances include a Lamona electric hob with Lamona stainless steel extractor fan over, Lamona dishwasher, Bosch microwave and Lamona fridge/freezer. A door opens to a small cupboard which houses the brand new Baxi combi boiler.

Living Room 13'2" x 15'4" (4.02m x 4.69m)

With two front aspect uPVC double glazed windows which flood this room with lots of natural light. This room is extremely spacious, providing ample space for large items of furniture.

Utility Cupboard

With power and light and space and plumbing for an automatic washing machine.

First Floor

From the entrance hallway, stairs rise to the first floor landing where there's a white balustrade, front aspect uPVC double glazed window with window seat and enough space for a small desk and chair or armchair if desired. The loft hatch can also be accessed here. Oak veneer doors open to both bedrooms and the bathroom.

Bedroom 1 13'2" x 15'2" (4.02m x 4.64m)

A larger than average room with two front aspect uPVC double glazed windows with window seat, which flood this room with lots of natural light and provide the ideal nook for reading.

Bedroom 2 7'2" x 12'1" (2.20m x 3.70m)

A smaller room but still of double proportion with two front aspect uPVC double glazed windows with window seat. Perfect for a single bed, double bed, cot, bunk beds or even a home office if desired.

Bathroom 5'8" x 8'5" (1.75m x 2.58m)

A well appointed room, fitted with a modern four piece suite consisting of bathtub with marble effect wall and bath panels, pedestal wash hand basin, dual flush WC and double shower cubicle with marble effect shower panel, mains waterfall shower over, and separate hand held shower head. There's also a mirrored wall cabinet with

under-unit lighting, an extractor fan and a white, ladder-style heated towel rail.

Outside & Parking

To the front of the property there's a small foregarden providing space for a small garden bistro set or bench and some potted plants, if desired. To the rear of the property, there's a shared parking area with allocated parking for one vehicle.

Flooring Notes

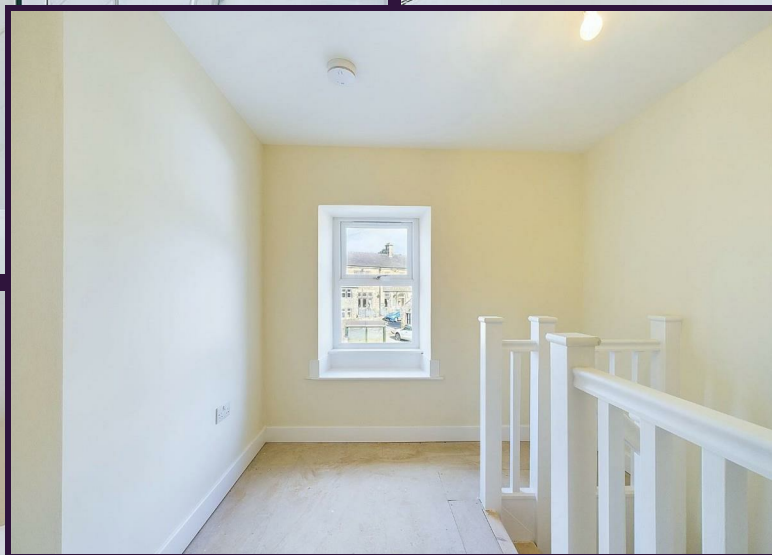
Please note, the vendor of this property has a budget for new flooring throughout and is happy to discuss choices with any prospective buyers.

Council Tax Information

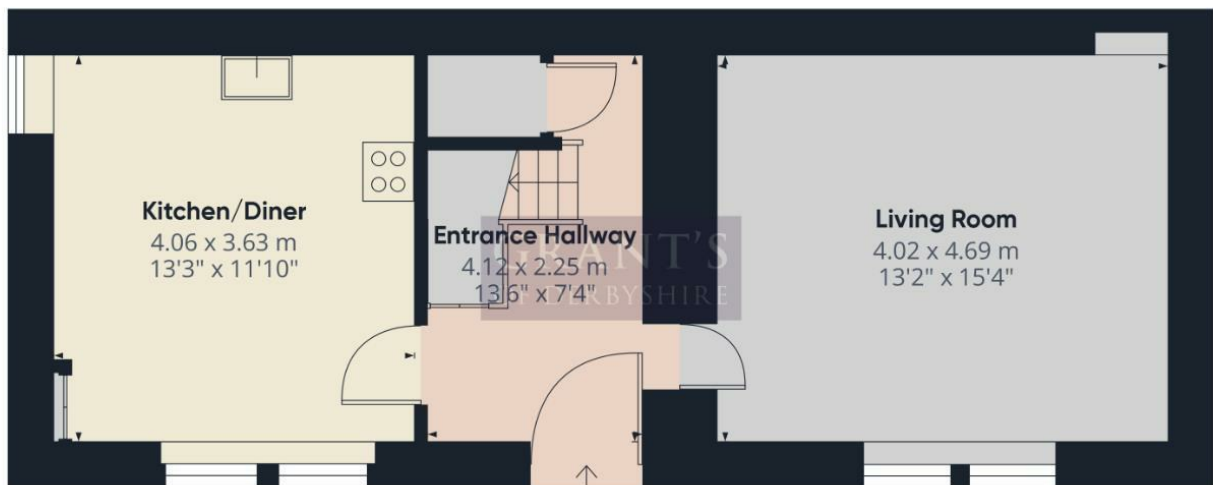
Due to the recent conversion of this property, we are awaiting council tax band information.

Directional Notes

From the centre of Matlock, proceed from Crown Square in the direction of Tansley passing Costa Coffee and then Matlock Football Club on your left hand side. After a short distance, the property will be found on the right hand side, next to 'So Healthy Wellness Centre', as identified by our For Sale sign.







Floor 0



Floor 1

Approximate total area⁽¹⁾
86.21 m²
927.94 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

