



GRANT'S
OF DERBYSHIRE

10 Hopewell Road, Matlock DE4 3JN
£895 Per Month

We are delighted to offer For Rent, this two double bedroom, terraced stone cottage which is located in the sought after town of Matlock. The property is extremely well presented throughout and benefits from gas central heating & double glazing throughout. This home is located a short walk from the centre of Matlock and briefly comprises; Living Room, fully fitted Kitchen, Boot Room & Bathroom to the ground floor & to the first floor there are two Double Bedrooms & a Dressing Room/Study. Non-smokers. Small Pets Considered. Available Mid November 2025.



Ground Floor

The cottage is accessed via a wrought iron gate that opens to the small foregarden that is laid with natural coloured stone & a paved pathway leads to the uPVC, part double glazed front entrance door. This leads straight into the:

Living Room 11'11" x 11'11" (3.65m x 3.64m)

With a front aspect uPVC double glazed window which overlooks Hopewell Road and a lovely feature fireplace with stone lintel & multi fuel stove. A door opens into the:

Inner Hallway / Stairwell

Where stairs rise to the first floor landing but a further door also opens to the:

Kitchen 12'0" x 11'9" (3.67m x 3.60m)

With a rear aspect uPVC double glazed window which overlooks the shared access pathway and rear garden. This room has laminate flooring and is fitted with contemporary grey, base and drawer units with a granite work top over and inset butler sink with mixer tap over. There's a lovely feature fireplace with stone surround and lintel which houses additional matching base & drawer units. There's a four ring gas burner hob with stainless steel extractor hood over and electric oven beneath, an integrated washing machine and a freestanding fridge/freezer. A sliding wooden door provides access to the under-stairs storage cupboard (2.12m x 0.88m), the ideal space for household items. A further door opens into the:

Boot Room 7'2" x 4'8" (2.19m x 1.44m)

The ideal place for coat and shoe storage, with a side aspect uPVC, part double glazed door which opens to the shared access pathway and in turn, the rear garden. An internal door opens into the:

Bathroom 6'9" x 9'11" (2.08m x 3.04m)

With a side aspect uPVC double glazed window with obscured glass, a beautiful tile effect vinyl floor and spotlights to the ceiling. This room is fitted with a stunning contemporary four piece suite which consists of pedestal wash hand basin, low level flush WC, corner shower cubicle with Triton electric shower and free-standing roll top bath tub. There's also a chrome ladder style heated towel rail and an extractor fan.

First Floor

Stairs rise to the first floor landing where doors open to Bedroom 1 and Bedroom 2.

Bedroom 1 12'1" x 11'10" (3.69m x 3.62m)

A spacious double bedroom fitted wardrobe and a rear aspect uPVC double glazed window which overlooks the rear garden. A door opens into the:

Dressing Room 6'11" x 9'0" (2.13m x 2.75m)

With a side aspect uPVC double glazed window, this room is ideal as a dressing room, guest room or even a study.

Bedroom 2 12'0" x 11'10" (3.67m x 3.62m)

A second double bedroom with an over-stairs storage cupboard /wardrobe and a front aspect uPVC double glazed window which overlooks Hopewell Road.

Outside & Parking

This property benefits from a lovely foregarden, laid with natural coloured stone, ideal for easy maintenance & to the rear there's a lovely tiered garden, also laid with natural coloured stone, with a lovely seating area & lots of potted plants. There's also a handy garden storage unit. Although this property doesn't have any allocated parking, on-road parking can be found on Hopewell Road itself.

Council Tax Information

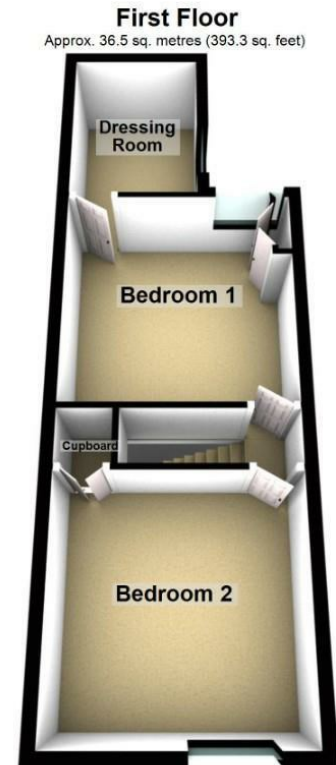
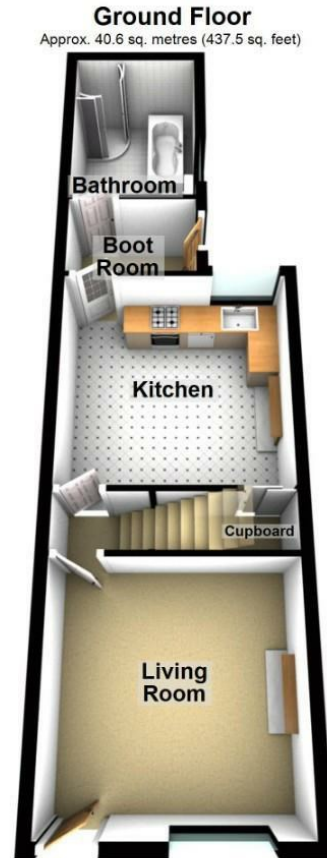
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

Directional Notes

From Crown Square, Matlock proceed to the roundabout taking a left turn into Bank Road. Continue up Bank Road taking the fourth turn on the left into Smedley Street. Proceed along Smedley Street taking the first turn on the right into Wellington Street and thereafter turn right into Hopewell Road where KitKat Cottage can be found on the left hand side.







Total area: approx. 77.2 sq. metres (830.8 sq. feet)

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.

