



GRANT'S  
OF DERBYSHIRE

High Peak Junction, Matlock DE4 5HN  
£900



We are delighted to offer To Let this three bedroom semi-detached property, situated in a convenient location, close to the towns and villages of Matlock, Cromford, Crich, Wirksworth and Belper. The property is well-presented throughout, has had brand new carpets fitted and benefits from uPVC double glazing and electric storage heaters throughout. The accommodation itself briefly comprises; entrance hallway, bathroom, living room and kitchen to the ground floor, with the three bedrooms to the first floor. The property benefits from off-road parking for two vehicles and both a front and rear garden. Sorry, no pets. Non-smokers only. Available immediately.

## Ground Floor

The property is accessed via several paved steps which lead past the front garden and onto a patio area, where a part glazed uPVC front entrance door opens into the:

### Hallway 3'5" x 9'2" (1.06 x 2.81)

With doors that lead into the Bathroom, Sitting Room and Kitchen. Stairs rise to the first floor landing.

### Bathroom 5'6" x 4'5" (1.69 x 1.36)

A bathroom with a front aspect uPVC double glazed window with obscured glass. Fitted with a three piece suite consisting of bathtub with thermostatic shower over, pedestal wash hand basin and dual flush WC. This room also has a ladder style radiator.

### Kitchen 13'1" x 8'9" (4.01 x 2.69)

This kitchen is fitted with a range of base and drawer units, with space and plumbing for a washing machine. There is also a built in fridge/ freezer, dishwasher, electric oven and induction hob. To the rear aspect there is a double glazed window and a part glazed uPVC door which opens to the rear garden.

### Sitting Room 11'4" x 15'1" (3.47 x 4.61)

A good sized living room with brick fireplace surround and hearth. There is a large uPVC bay window to the front aspect and slightly smaller uPVC window to the rear aspect, both double glazed.

## First Floor

Stairs leading up from the hallway reach the First Floor, where there is access to the three bedrooms.

### Bedroom One 11'5" x 13'5" (3.50 x 4.09)

A good sized double bedroom with a uPVC, double glazed window to the front aspect.

### Bedroom Two 11'1" x 8'10" (3.39 x 2.70)

Another double bedroom with a uPVC, double glazed window to the rear aspect and a built-in wardrobe with mirrored doors.

### Bedroom Three 9'10" x 7'8" (3.01 x 2.34)

With a uPVC double glazed window to the front aspect.

## Outside & Parking

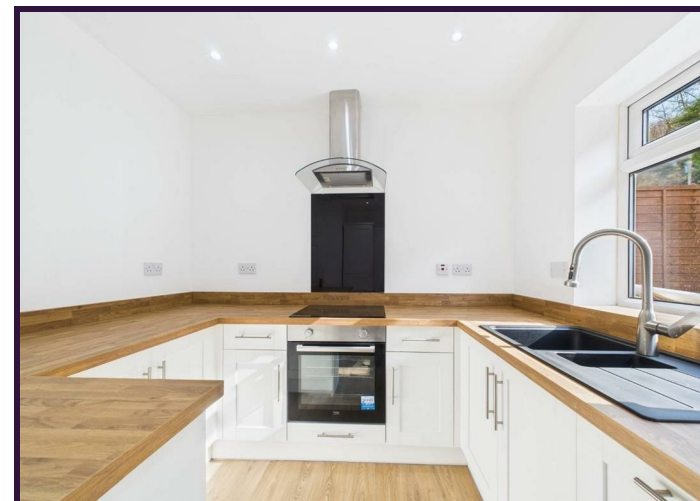
To the front of the property there is a lawned garden. A pathway on the left hand side of the property leads from the roadside, past the front garden and round to the back of the house where there is a patio seating area, and a sloped lawn, with a wooden shed, ideal for extra storage. There is also off-road parking for two cars.

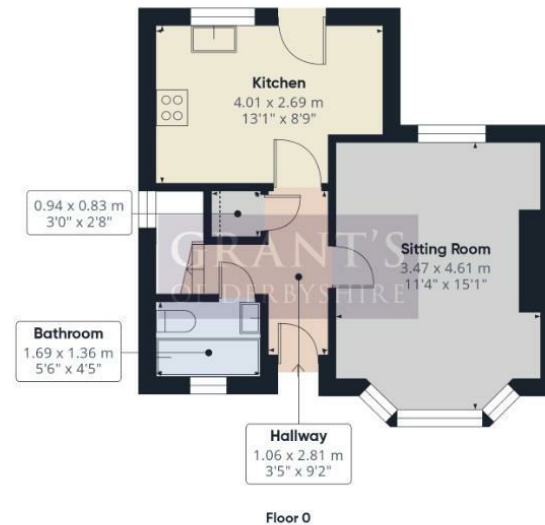
## Council Tax Information

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 our office at Wirksworth Market Place, continue along the road in the direction of Cromford. At Cromford Market Place, turn right at the traffic lights onto Derby Road and follow the road for approximately one mile and you will find the property on the right hand side, opposite Pisani. For your viewing you can park outside the property.





#### Approximate total area<sup>(1)</sup>

64.4 m<sup>2</sup>  
693 ft<sup>2</sup>

#### Reduced headroom

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

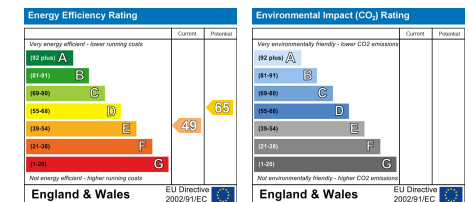
#### Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**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.



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6 Market Place, Wirksworth, Derbyshire, DE4 4ET  
T: 01629 823008  
wirksworth@grantsofderbyshire.co.uk  
www.grantsofderbyshire.co.uk



