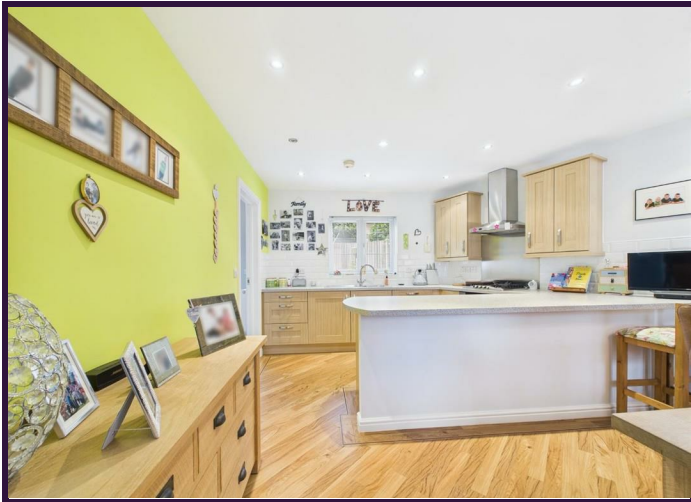




GRANT'S
OF DERBYSHIRE

11 Morledge, Matlock DE4 3SB
Offers Around £325,000

We are delighted to offer For Sale, this three bedroom semi-detached home which is located in a quiet residential area, just a short distance from the popular town of Matlock where there is a full range of shops, cafes and other amenities. This home benefits from gas central heating, uPVC double glazing and is extremely well presented throughout. The ground floor accommodation comprises; entrance hallway, sitting room, open-plan kitchen/ diner, utility room and downstairs WC. On the first floor there is a family bathroom and three bedrooms, the principal of which has an ensuite shower room. To the side of the property there is a block paved driveway offering off street parking and a single garage. To the rear of the property, there is a garden with patio area and lawn. Viewing Highly Recommended. Virtual Tour Available.



Ground Floor

Steps lead up to an open porch where a part glazed uPVC door opens into the

Entrance Hallway 6'7" x 4'1" (2.01 x 1.25)

Stairs rise to the first floor landing and doors open to the Downstairs WC, open plan Kitchen and Dining Room and

Sitting Room 10'11" x 17'4" (3.35 x 5.30)

A good sized reception room, well lit by the front aspect uPVC window and patio doors which open to the rear garden. There are discreet, wall mounted TV connections.

Downstairs WC 3'4" x 5'5" (1.04 x 1.66)

Fitted with wood laminate flooring and a two piece suite, comprising of a dual flush WC and pedestal wash hand basin.

Kitchen/ Dining Area 16'7" x 17'4" (5.06 x 5.30)

Fitted with a quality karndean flooring throughout, there is plenty of room for a dining room table and chairs with dual aspect windows fitted with venetian blinds providing lots of natural light. The kitchen area is fitted with a range of wall, base and drawer units as well as an electric double oven with plinth heater, gas hob and stainless steel extractor fan canopy over. There is also a one-and-a-half bowl stainless steel sink with swan neck mixer tap, integrated dishwasher, fridge and freezer, and an additional TV point.

Utility Room 6'7" x 7'4" (2.01 x 2.25)

The karndean flooring continues into this room

where we find additional work surfaces and storage units. There is space and plumbing for a washing machine. Stainless steel sink with mixer tap. This room is also where the wall mounted gas boiler is located as well as the modern consumer unit. A part glazed, uPVC door opens to the rear garden.

First Floor

Stairs rise from the Entrance Hallway to the first floor landing where doors open to the three bedrooms and family bathroom. There is a uPVC window to the rear aspect and a hatch to access the loft. A door on the left opens into

Bedroom One 11'2" x 9'8" (3.41 x 2.97)

The principle bedroom, with a uPVC window to the front aspect and a fitted double wardrobe. A door opens into the

Ensuite Shower Room 7'5" x 4'9" (2.28 x 1.45)

With a quality Karndean flooring and fitted with a three-piece suite to include a dual flush WC, pedestal wash hand basin with mixer tap and a shower enclosure. There is a uPVC window with obscured glass to the rear aspect and a ladder-style radiator.

Bedroom Two 16'6" x 10'1" (5.03 x 3.09)

A good sized double bedroom with two uPVC windows to the front aspect.

Bedroom Three 9'8" x 7'0" (2.95 x 2.14)

A single bedroom or possible home office with a uPVC window to the rear aspect.

Family Bathroom 6'9" x 9'1" (2.06 x 2.79)

With karndean flooring and fitted with a three piece suite comprising of a dual flush WC, pedestal wash hand basin and bath with thermostatic shower over. There is also a ladder-style radiator, storage cupboard and window to the front aspect.

Outside & Parking

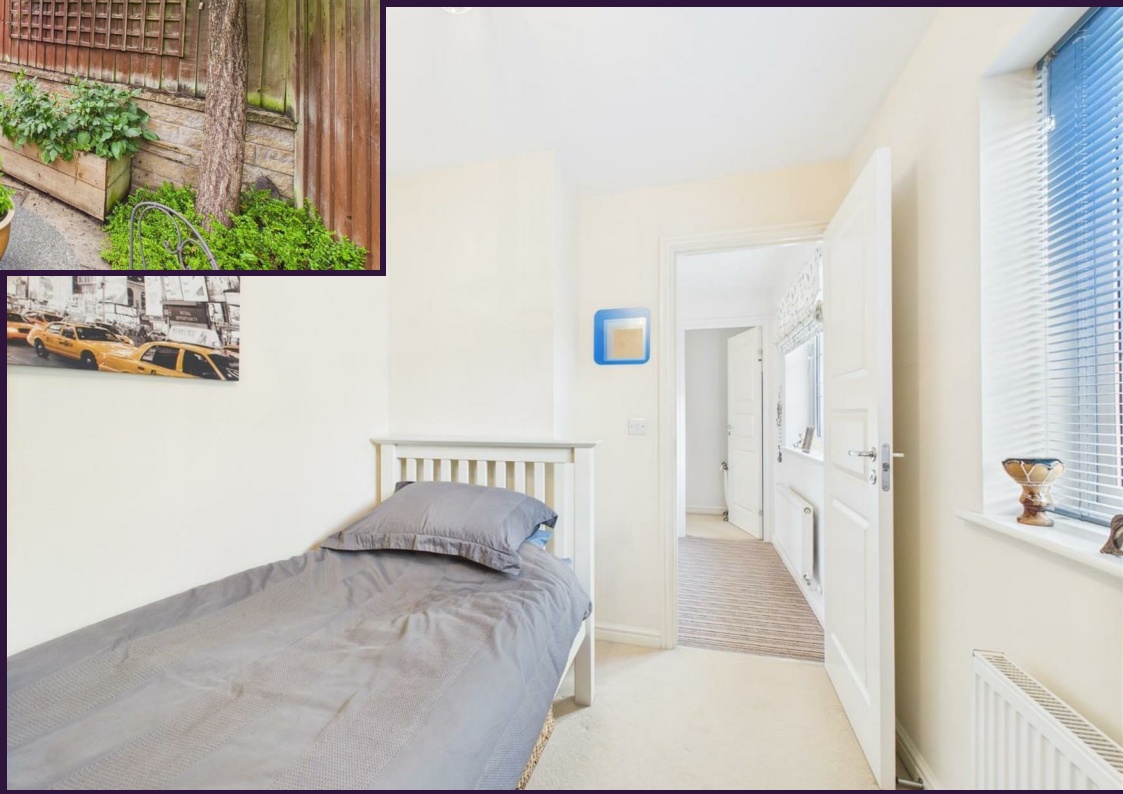
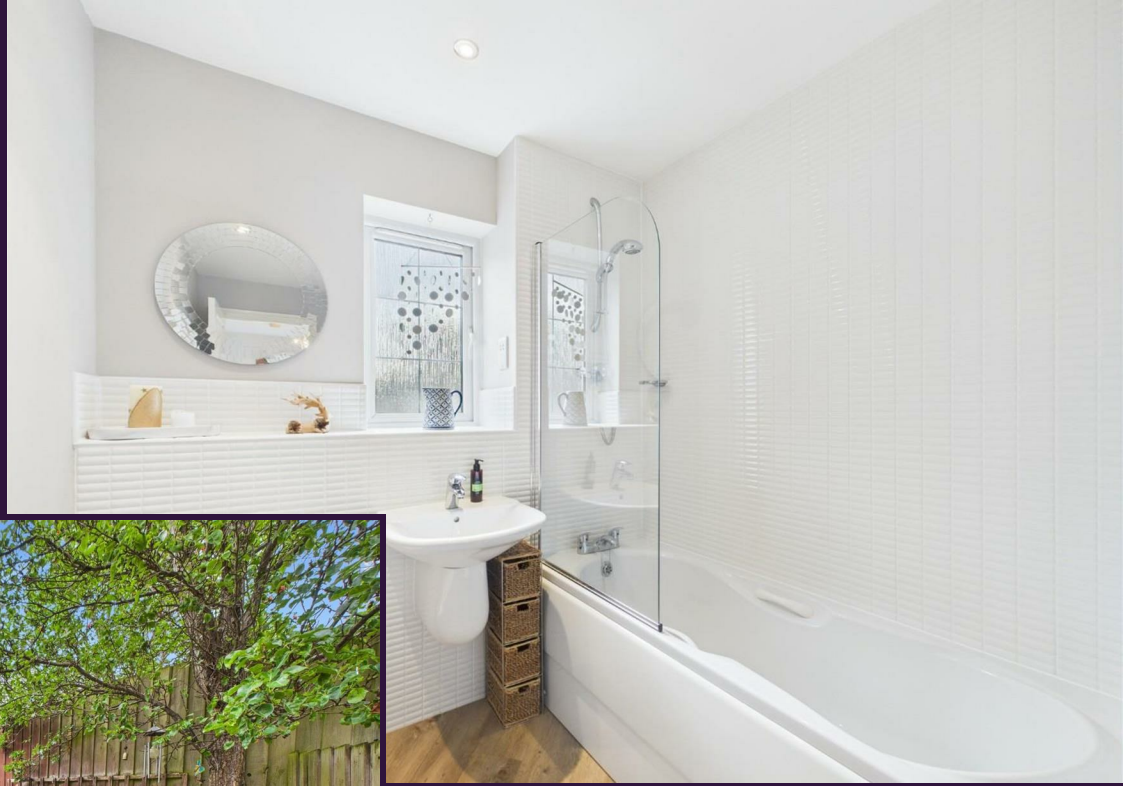
To the side of the property there is a driveway providing off street parking for two vehicles and a single garage. At the rear of the home there is a fully enclosed garden with a block paved patio and a path that continues to the top of the garden where there is a paved seating area and mature tree. There is exterior lighting and the lawn is laid with high-quality synthetic grass for ease of upkeep, and exterior lighting enhances the space, making it ideal for enjoyment in all seasons.

Council Tax Information

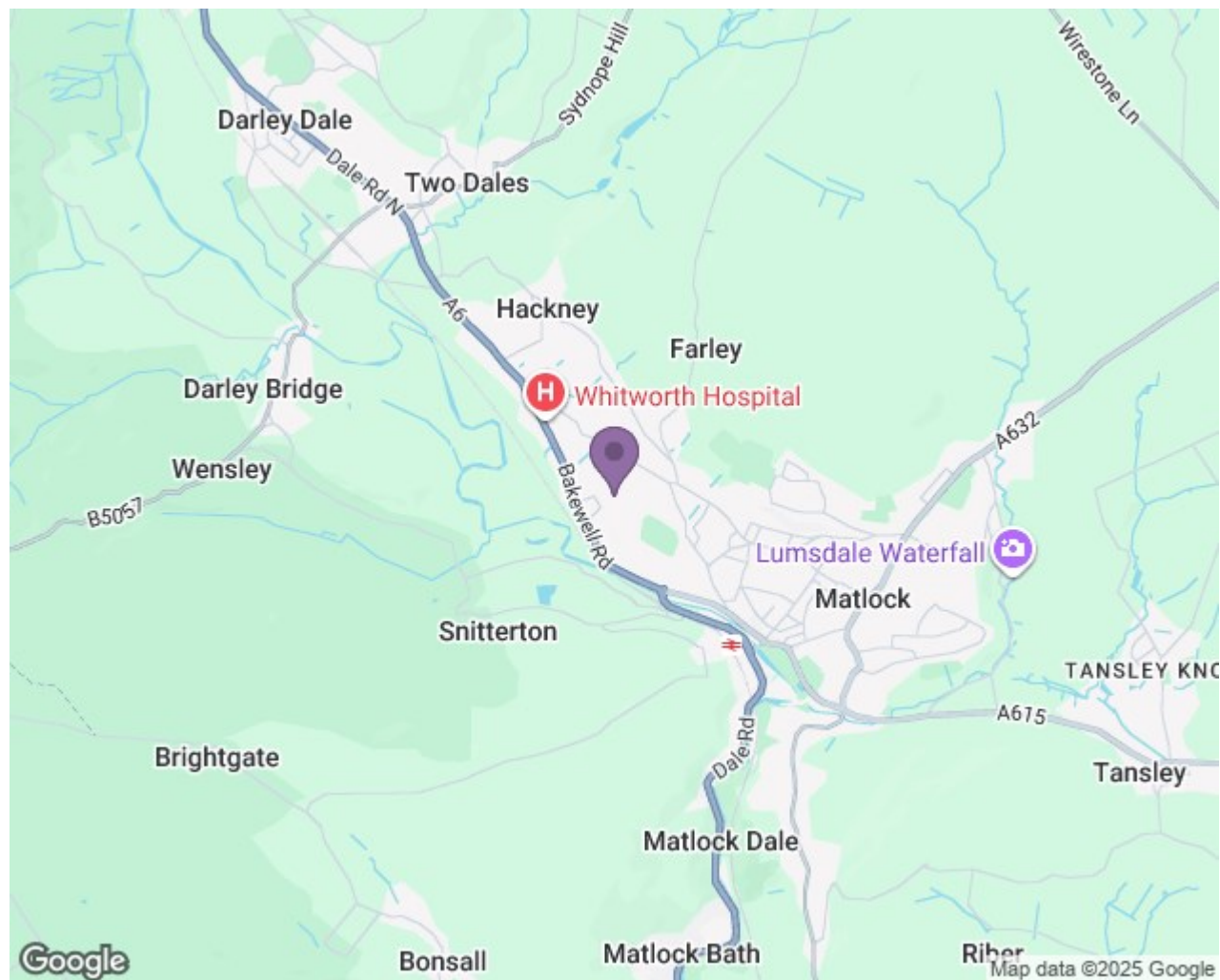
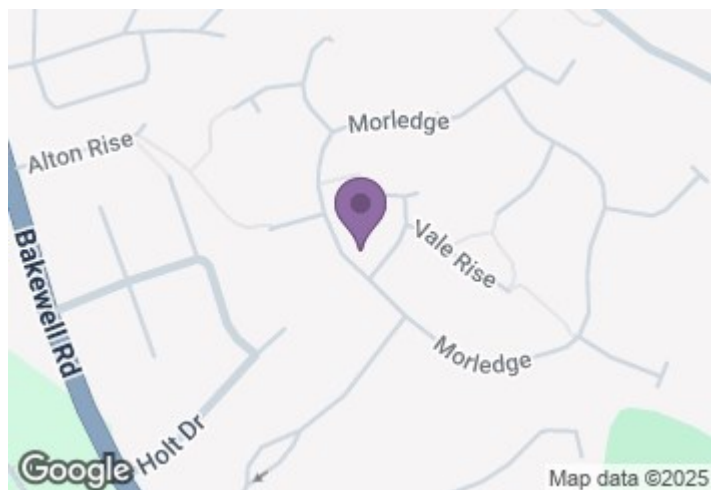
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

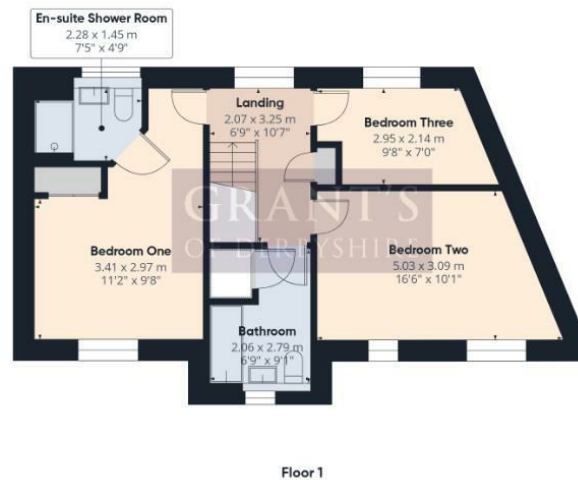
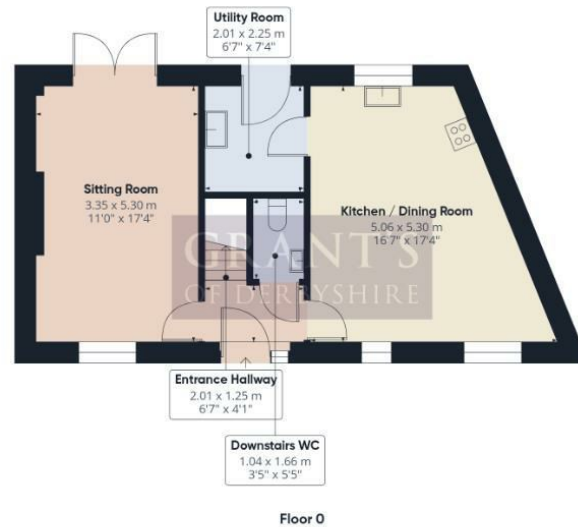
Directional Notes

Leaving Matlock Crown Square via the A6 towards Bakewell, take the first right immediately after the Premier Inn onto Morledge. Proceed uphill and at the T-junction, turn left. The property is situated on the right-hand side shortly after the turning into Vale Rise.









Approximate total area⁽¹⁾
97.9 m²
1053 ft²

(1) Excluding balconies and terraces

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

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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.

