



GRANT'S  
OF DERBYSHIRE

Far Cross, Matlock DE4 3HG  
Offers Around £209,995



Located in a peaceful cul-de-sac close to the centre of the sought-after town of Matlock, this detached two-bedroom bungalow presents an exciting opportunity and is offered with no upward chain. The property features gas central heating and double glazing throughout and the accommodation includes: Entrance Porch, Utility Room, Kitchen, Two Bedrooms and Family Bathroom. Externally, the home benefits from a private driveway providing off-road parking, a garage, and a south-facing rear garden - ideal for enjoying the sunshine or creating your dream outdoor space. With fantastic potential to modernise and personalise, early viewing is highly recommended.

## Location

Far Cross is just one mile from the centre of Matlock, a thriving market town on the edge of the Peak District, with all the shops and amenities you could need and more. There are many great destinations and attractions just a short distance away including Chatsworth House, Matlock Bath, Bakewell, Cromford, Ashbourne and Wirksworth, plus excellent transport links make the cities of Nottingham, Derby, Chesterfield and Sheffield all within easy reach. Far Cross is a cul-de-sac, at the top of which are open fields.

## Ground Floor

The property is accessed via the driveway where a pathway leads to the rear garden. A part glazed uPVC double glazed door leads into the

### Porch 16'8" x 4'3" (5.09 x 1.31)

With a large double glazed window looking out over the front of the property, you'll also find a contemporary, wall mounted electric fire. French doors open into the sitting room and a sliding door opens into the

### Utility Room 4'4" x 3'9" (1.33 x 1.15)

With vinyl flooring, tiled splashback and wall mounted cupboards, an opening leads into the

### Kitchen 8'3" x 7'6" (2.52 x 2.30)

With a continuation of the vinyl flooring, this kitchen is fitted with a good range of wall, base and drawer units with a marble-effect laminate worktop over and tiled splashback. A one and a half bowl stainless steel sink and mixer tap over is situated beneath a window to the side aspect. Integrated appliances include an AEG double electric oven and four ring gas hob over. The gas combi boiler (installed in 2009 and regularly serviced) is situated here.

### Sitting Room 14'0" x 10'4" (4.29 x 3.15)

A good-sized room with a coal-effect gas fire with wooden surround. French doors into the porch let in plenty of natural light, making this a welcoming space.

### Inner Hallway 7'1" x 2'11" (2.16 x 0.91)

With doors to the two bedrooms and family bathroom, you'll also find a good-sized storage cupboard here (1.08 x 0.92) as well as access to the loft with a pull down ladder providing access to a large space which is boarded out and has both power and lighting.

### Bedroom One 23'1" x 5'10" (7.06 x 1.80)

This room has the potential to be converted for many uses, for example kept as a large bedroom or, because it has a large bay window and door to the garden, a home office or self contained unit.

### Bedroom Two 11'11" x 10'7" (3.64 x 3.24)

A generous room with a large window to the rear aspect allowing plenty of light to fill the room and offering a pleasant outlook of the garden and surrounding area.

### Family Bathroom 8'5" x 5'5" (2.57 x 1.66)

With vinyl flooring and a modern three piece suite comprising dual flush WC, wash basin and a P shaped bath with thermostatic shower over. The room is lit by a ceiling-mounted light and there is an obscured glass window to the side aspect.

### Garage 16'0" x 8'6" (4.88 x 2.61)

With an up and over door, window, power and lighting.

## Outside & Parking

To the front of the property is a tarmac drive offering space for two vehicles to park, with the single garage at the bottom of the drive, there is a raised garden to the front of the property with a hedge onto the footway. A path to the side leads to the rear garden, a delightfully sunny, south-facing space with block paving and well-stocked borders. This is the perfect space to relax and enjoy the outdoors!

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

## Directional Notes

From the roundabout at Matlock Town centre, proceed to climb Bank Road (past Costa Coffee on your right) all the way to the top where the road becomes Wellington Street and then take a sharp left hand turn into Cavendish Road. Proceed until you take a right turn onto Wolds Rise. Far Cross is the second turning on your right and number 6 can be found on the right hand side as shown by our For Sale board.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
78 m<sup>2</sup>  
841 ft<sup>2</sup>

(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.

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.





