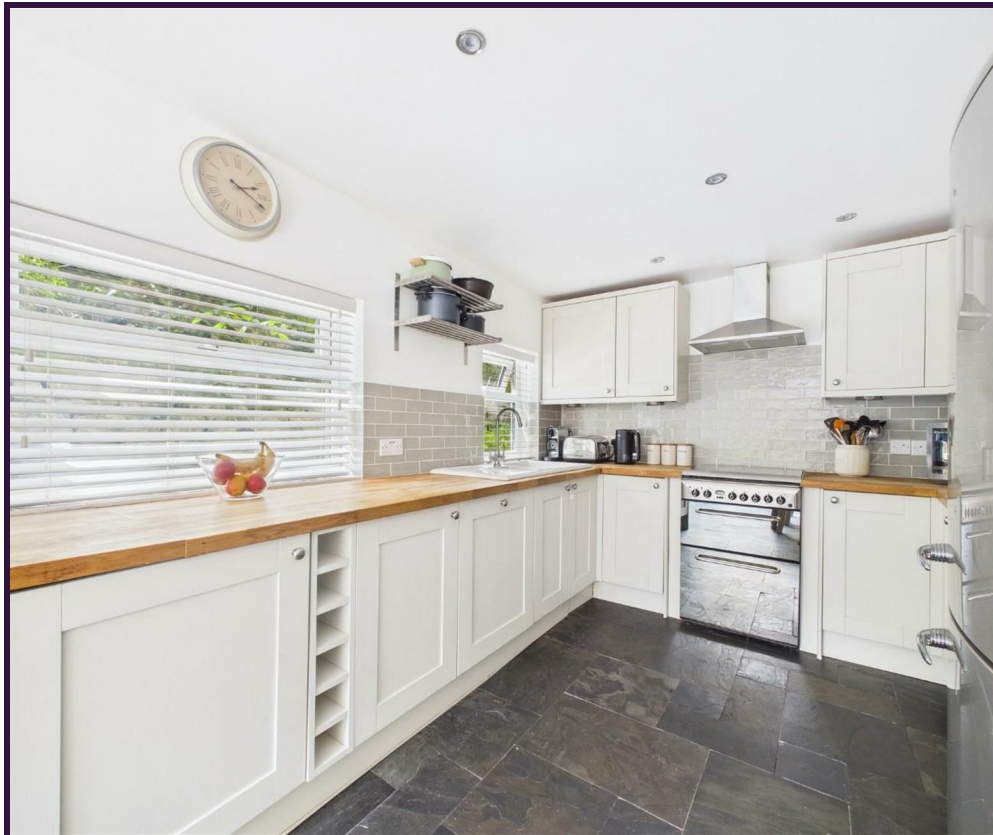




GRANT'S
OF DERBYSHIRE

Yeoman Street, Matlock DE4 2AA
Offers Around £285,000

We're delighted to present for sale this stunning three-bedroom semi-detached cottage, ideally situated in the heart of the highly sought-after village of Bonsall. Whilst retaining original features like the inglenook fireplace and natural stone windowsills, this property benefits from contemporary kitchen and bathroom suites, gas central heating and double glazing throughout. The ground floor offers a spacious living room and a stylish, well-appointed kitchen—perfect for both everyday living and entertaining. Upstairs, you'll find three bedrooms and a modern family bathroom. Outside, the property boasts a low-maintenance front and side garden, laid with gravel—an ideal setting for alfresco dining or simply enjoying the sunshine with minimal upkeep required. Viewing highly recommended. Video tour available.



Ground floor

The property is accessed via the front aspect uPVC double glazed door.

Living room 12'5" x 15'1" (3.80 x 4.61)

This is a warm and welcoming room, full of character and comfort. At the heart of the space is a beautiful stone inglenook fireplace with a multi-fuel stove. The room benefits from useful understairs storage, and dual-aspect double-glazed windows, along with an additional front-facing window, all of which let in plenty of natural light throughout the day.

Dining kitchen 9'4" x 18'1" (2.85 x 5.52)

This stylish modern kitchen boasts a generous range of wall and base units, with an integrated dishwasher and washer dryer. There's ample room for a full-sized fridge freezer, washing machine, and a dining table with chairs—perfect for family meals or entertaining guests. Bathed in natural light from the uPVC double-glazed rear window and French doors, the space feels bright and welcoming throughout the day. The doors open directly onto the garden, seamlessly blending indoor and outdoor living.

First floor

Stairs from the living room rise to the first

floor landing, with doors which lead to the bedrooms and the bathroom.

Bedroom One 13'2" x 11'1" (4.03 x 3.40)

Generously proportioned, this room offers a wonderful sense of space and light. A large double-glazed front-facing window allows natural sunlight to pour in, creating a bright and airy atmosphere. Its generous proportions offer ample space for a bed, wardrobes, and other bedroom furniture, making it a comfortable and practical room

Bedroom Two 11'6" x 7'4" (3.52 x 2.26)

Another well-sized double bedroom, this space benefits from a rear-facing double-glazed window that allows natural light to fill the room throughout the day.

Bedroom Three 9'8" x 7'2" (2.95 x 2.19)

With a window to the front aspect, this room would serve well as a home office or a third single bedroom.

Bathroom 8'10" x 8'1" (2.71 x 2.47)

This contemporary bathroom features a sleek freestanding bathtub, a separate corner shower cubicle, a low-level flush WC, and a pedestal wash hand basin. A side aspect double-glazed window lets in

plenty of natural light. The room also includes a handy airing cupboard, which houses the combi-boiler, but also includes space for storage.

Outside

Outside, the property features a low-maintenance front and side garden, attractively laid with gravel for easy upkeep. On-road parking can be found in front of the property on Yeoman Street itself.

Council Tax Information

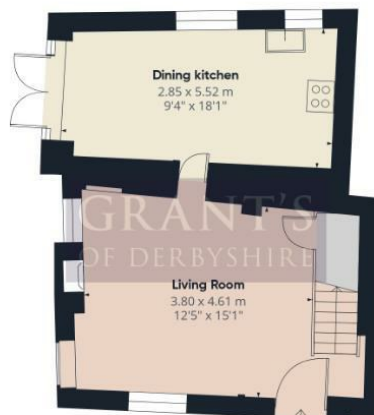
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum.

Directional notes

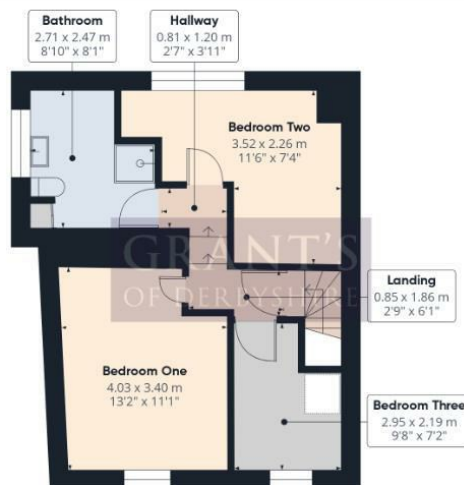
From our office at Wirksworth Market Place, proceed along Harrison Drive in the direction of Cromford. Just before the market place in Cromford, take a left hand turn onto Water Lane. Continue for about one mile and just past the Via Gellia Mills turn right as signposted Bonsall. Continue up into the village and pass the park on your right into Yeoman Street. Continue up the road and the property can be identified by our For Sale sign.







Floor 0



Floor 1

Approximate total area⁽¹⁾

75.4 m²
811 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.

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.

