



GRANT'S
OF DERBYSHIRE

69 Wolds Rise, Matlock DE4 3HJ
£1,100 Per Calendar Month

We are delighted to offer for rent this three double bedroom semi detached dormer-bungalow, situated in a popular and convenient location in the sought after town of Matlock. The property is well-presented throughout, has had brand new carpets fitted and benefits from gas central heating and uPVC triple glazing. The accommodation itself briefly comprises; porch, entrance hallway, bathroom, living room, conservatory, kitchen, utility room and two bedrooms to the ground floor, with the master bedroom and ensuite shower room to the first floor. The property benefits from off-road parking for one vehicle, a single garage and a fully enclosed rear garden with patio, decking and lawn. Sorry no pets. Non-smokers only. Available immediately.



Ground Floor

The property is accessed via the front driveway which leads to the part glazed uPVC front entrance door. This opens into the:

Porch

With a part glazed door which opens into the:

Entrance Hallway

With doors which lead to bedrooms two and three, the kitchen, family bathroom & living room. Stairs rise to the first floor landing.

Bedroom Two 9'7" x 14'3" (2.93m x 4.36m)

A good sized double bedroom with a front aspect uPVC triple glazed window.

Bedroom Three 11'11" x 8'5" (3.64m x 2.59m)

Also of double proportion and with a front aspect uPVC triple glazed window.

Living Room 11'5" x 14'2" (3.49m x 4.34m)

A spacious room with a feature fireplace with marble hearth and back, with a wooden mantel and feature gas fireplace. Rear aspect uPVC triple glazed french doors open into the:

Conservatory 8'2" x 9'2" (2.50m x 2.81m)

With rear aspect uPVC double glazed windows and uPVC triple glazed french doors which provide direct access to the fully enclosed garden.

Bathroom 7'0" x 5'8" (2.15m x 1.74m)

A part tiled room with a side aspect uPVC triple

glazed window with obscured glass and tiled flooring. Fitted with a three piece suite consisting of panelled bathtub with electric shower over, pedestal wash hand basin and low level flush WC. This room also has an extractor fan and mirrored wall cabinet.

Kitchen 10'0" x 9'1" (3.07m x 2.77m)

With wood effect flooring and a rear aspect uPVC triple glazed window and rear aspect uPVC part glazed door which opens into the utility room. Fitted with a range of wood effect wall, base and drawer units with a granite effect worktop over and stainless steel sink with mixer tap. Integrated appliances include a four ring gas burning hob with extractor hood over and an electric Whirlpool oven. There's a free-standing dishwasher and space for a free-standing fridge/freezer.

Utility Room 4'9" x 5'9" (1.46m x 1.77m)

With rear and side aspect UPVC triple glazed windows and a side aspect uPVC part glazed door which provides direct access to the fully enclosed garden. With space and plumbing for an automatic washing machine and tumble dryer if desired.

First Floor

Stairs from the entrance hallway lead to the first floor landing where there's a velux roof light window and a handy area ideal for storage or even a small dressing table and chair if desired. A door opens to:

Bedroom One 21'7" x 7'5" & 10'7" x 3'4" (6.60m x 2.27m & 3.24m x 1.04m)

A spacious and bright double bedroom with four

velux roof light windows with fitted blinds and a side aspect uPVC triple glazed window. There are also two under-eaves storage cupboards. A door opens into the:

Ensuite Shower Room 5'3" x 5'11" (1.62m x 1.82m)

With a velux roof light window and fitted with a three piece suite consisting of corner shower cubicle with sliding doors and shower over, a pedestal wash hand basin and dual flush WC.

Outside & Parking

This property benefits from a fully enclosed rear garden with paved patio area, good sized lawn and brand new decked area, perfect for alfresco dining. There's also a handy timber shed. A side access door leads into the:

Garage 2.91m x 4.91m

With power and light and an up and over door, ideal for garden and household storage. This room is completely empty so could be used for an additional off-road parking space if desired.

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

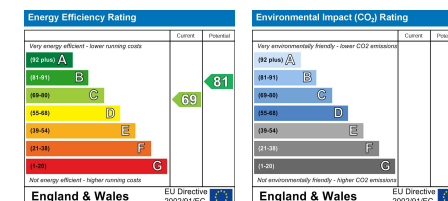
Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right hand bend, turn left into Cavendish Road. Follow the road for a while until you reach Wolds Rise on your right hand side. Turn right onto Wolds Rise and follow the road round. The property can be found on the left hand side, as identified by our to let board.







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