



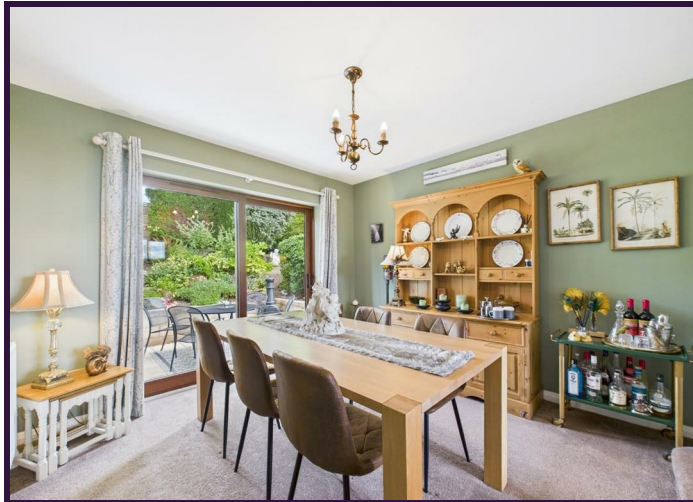
GRANT'S  
OF DERBYSHIRE

2 Rockside View, Matlock DE4 3GP  
Offers Around £559,995



Enjoying a prime cul-de-sac location on the outskirts of Matlock, this generously proportioned four-bedroom family home is well-presented throughout and offers an excellent balance of space and comfort. Set within a popular and friendly neighbourhood, just a mile from the town centre, the property benefits from close proximity to schools, countryside walks, pubs, sports facilities and the many amenities of the Derbyshire Dales. Most pleasant and far-reaching views add to the appeal.

The accommodation briefly comprises entrance hallway, guest WC, sitting room with multi-fuel burner open to the dining room, and a spacious kitchen. To the first floor are four bedrooms, with the main bedroom benefitting from an ensuite and a dressing room, together with a four-piece family bathroom. Externally, the property stands within well-kept gardens to the front, side and rear, while ample parking is provided via a block-paved driveway and double integral garage. A delightful home in a sought-after setting, well-suited to family life. Viewing highly recommended.



## Ground Floor

To the front of the property, steps rise to a part-glazed composite entrance door, with full-height obscured glass panels to each side. This opens to the

## Entrance Hallway

A bright and welcoming entrance with a wide, open feel, enhanced by stylish, high-quality wood-effect flooring. A feature staircase rises to an impressive galleried landing, complemented by a charming front-aspect porthole window. To the right, a panelled door opens into the sitting room, while two steps down provide access to three further doors to the breakfast kitchen, guest cloakroom, and a useful understairs storage cupboard.

## Sitting Room 15'11" x 11'3" (4.86m x 3.44m )

Open-plan to the dining room, this generous space is ideal for modern family living. The focal point is a substantial brick fireplace with timber mantel and raised hearth, housing a Clearview multi-fuel stove. A large front-aspect window floods the room with natural light, further enhanced by two side windows positioned either side of the chimney breast. Down two steps and through a wide opening lies the dining area, creating a seamless flow between the two spaces.

## Dining Room 11'5" x 11'3" (3.49m x 3.45m)

With ample space for a good-sized dining table and chairs, this area is perfect for both everyday meals and entertaining. Glazed sliding patio doors to the rear open directly onto the garden, while a side panelled door provides convenient access to the kitchen.

## Kitchen 16'1" x 11'0" (4.92m x 3.37m )

A well-proportioned kitchen fitted with a comprehensive range of wall and base units, complemented by roll-top work surfaces and tiled splashbacks. An inset one-and-a-half bowl sink with swan-neck mixer tap is perfectly positioned beneath the rear-facing window, offering a pleasant outlook over the garden. There is space and plumbing for a range of appliances, including a dishwasher, washing machine, tumble dryer, fridge and freezer, along with space for a freestanding oven and extractor hood above. Attractive vinyl tiled flooring, under-unit lighting, and two ceiling light fittings enhance the space. An internal door opens to the hallway, with a part-glazed door providing direct access to the garden.

## Guest Cloakroom 6'11" x 2'10" (2.12m x 0.87m )

Having a vinyl tiled flooring this room is fitted with a dual-flush WC and a contemporary wash hand basin with mixer tap, set above a useful storage cupboard.

## First Floor

The staircase leading up from the entrance hallway reaches the

## Landing

The broad galleried landing offers an open, airy feel and enjoys a charming outlook through the porthole window to the front. There is access to the roof space and a door opening to a useful airing cupboard. Additional doors provide access to the four bedrooms and the family bathroom.

## Bedroom One 17'3" x 10'3" (5.26m x 3.14m )

The main bedroom suite is generously proportioned, with a front-aspect window framing most pleasant and far-reaching views across the rooftops towards the surrounding hillsides. An imaginative design feature includes an internal bay window, drawing additional light from the landing and hallway below. The room is further complemented by direct access to a dressing room and an en-suite shower room.

## Ensuite Shower Room 8'5" x 5'10" (2.58m x 1.80m )

This contemporary en-suite is fitted with a modern three-piece suite comprising a dual flush WC, wash hand basin with mixer tap and drawer unit beneath, and a large walk-in shower enclosure with electric shower. Additional features include a ladder-style heated towel radiator, inset ceiling spotlights, and an obscured glass window to the rear aspect.

## Dressing Room 5'10" x 4'10" (1.78m x 1.49m )

The dressing room is well appointed, fitted with ample hanging space and additional storage.

## Bedroom Two 11'9" x 11'3" (3.59m x 3.43m )

The second bedroom, also positioned to the front of the home, is another generously sized double enjoying delightful, far-reaching views towards Riber Castle and the Heights of Abraham. Built-in wardrobes provide ample hanging and storage space.

## Bedroom Three 11'2" x 11'0" (3.42m x 3.37m )

The third double bedroom has a rear-aspect window overlooking the garden. Two sets of double doors open to built-in fitted wardrobes, providing excellent storage.

## Bedroom Four 8'0" x 7'8" (2.46m x 2.35m )

Currently utilised as a home office, this versatile room features a rear-aspect window and would serve equally well as a single bedroom or nursery.

## Family Bathroom 7'10" x 7'9" (2.39m x 2.37m )

Stylishly presented and part-tiled, the bathroom is fitted with a modern four-piece suite comprising a dual-flush WC, pedestal wash hand basin with mixer tap, corner shower enclosure with electric shower, and a panelled bath with mixer tap and handheld shower attachment. An obscured rear-aspect window provides natural light, while a ladder-style heated towel radiator completes the room.

## Outside

To the front of the property is a neat foregarden bordered by hedging, alongside a block-paved driveway providing off-road parking for two vehicles and leading to the garage. Pathways run along both sides of the home, through gates to the well maintained rear garden, which is fully enclosed by a mix of fencing and hedging. Immediately to the rear is a paved patio area, perfect for outdoor dining, with steps leading between two well-stocked raised beds to a good sized lawned area. The garden also features a generous summer house, ideal for a variety of uses or simply relaxing and enjoying the peace and tranquillity of the setting.

## Garage 17'3" x 16'11" (5.28m x 5.16m )

Accessed from the front via twin up-and-over doors, with a part-glazed personnel door to the rear. Inside, the wall-mounted gas-fired boiler—serving the central heating and hot water system—was newly installed less than a month ago. The garage offers excellent versatility, with ample space for storage, additional white goods, or potential use as a workshop area.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band F which is currently £3369 per annum.

## Directional Notes

Leaving Matlock Crown Square via Bank Road, follow the road up to the top of the hill and take a right turn onto Wellington Street. After approximately 350m, turn left onto Cavendish Road and then take the third right turn into Wolds Rise. Rockside View is the first turning on the left and the property is located on the right hand side.













Floor 0



Floor 1

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

158.4 m<sup>2</sup>  
1703 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 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.

