



GRANT'S  
OF DERBYSHIRE

5 Allen Hill, Matlock DE4 3LR  
£1,350 Per Calendar Month

Grant's of Derbyshire are pleased to offer For Let, this modern built, three bedroom link-detached property, in the popular town location of Matlock. The property is well presented throughout and benefits from gas central heating with modern combi boiler and uPVC double glazing. The accommodation comprises; entrance hall, living room, dining room and kitchen and to the first floor, three bedrooms, bathroom and separate WC. There is a fully boarded loft, accessed via a retractable ladder. To the rear of the property there is a fully enclosed garden with a large lawn and slabbed patio and to the front, a large driveway for at three vehicles which in turn, provides access to the single garage. Intruder alarm system. Non-smokers. Pets may be considered. Available late September 2025. Viewings will commence from the 20th of August 2025.



## Location

Located on a quiet cul-de-sac on the fringe of Matlock town centre with superb views of Riber Castle and the open countryside. Set on the fringe of Matlock's main amenities and within a short 5 minute walk of the town centre and local schooling, doctors ,public houses, parks/play areas and leisure centre.

## Ground Floor

The property is accessed via the driveway and front entrance path which leads directly to the part glazed front entrance door and directly into the:

### Entrance Hallway

With doors that lead into the Living Room and Dining Room and stairs that lead to the first floor landing.

### Living Room 17'4" x 10'0" (5.30m x 3.06m)

A spacious room with a front aspect uPVC double glazed window overlooking the front garden and quiet cul-de-sac, with far-reaching countryside views. Also with a gas feature fireplace and with uPVC double glazed sliding doors, providing access to the fully enclosed rear garden.

### Dining Room 9'10" x 8'2" (3.02m x 2.50m)

With a front aspect uPVC double glazed window overlooking the front garden and quiet cul-de-sac, with lovely countryside views. With ample space for a family sized dining table and chairs and a handy under-stairs storage cupboard. If desired, this room could also be utilised in other ways such as a play room, snug or home office.

### Kitchen 7'0" x 11'3" (2.15m x 3.43m)

With a rear aspect uPVC double glazed window and rear uPVC, part glazed door providing access to the fully enclosed garden. With tiled flooring

and fitted with a modern suite consisting of wood-effect wall base and drawers units with granite effect work top over, tiled splash-backs and a stainless steel sink with mixer tap over. There's a four ring ceramic hob with extractor over, an integrated electric oven beneath and space for a free-standing fridge/freezer.

## First Floor

Stairs from the entrance hall lead to the first floor landing where doors lead to all three bedrooms, the bathroom and the separate WC. There's a handy storage cupboard and loft hatch providing access to the roof void.

### Bedroom 1 11'4" x 10'3" (3.47m x 3.14m)

A spacious double bedroom with a front aspect uPVC double glazed window overlooking the front garden and quiet cul-de-sac, with delightful countryside views beyond.

### Bedroom 2 11'4" x 8'4" (3.47m x 2.56m)

Another good sized double bedroom with a front aspect uPVC double glazed window overlooking the front garden and quiet cul-de-sac, with far reaching countryside views beyond.

### Bedroom 3 7'1" x 7'4" (2.18m x 2.24m)

A single bedroom with a rear aspect uPVC double glazed window overlooking the pleasant, fully enclosed rear garden.

### Bathroom 5'9" x 5'5" (1.77m x 1.66m)

With a side aspect uPVC double glazed window with obscured glass. This room is fully tiled with a two piece suite consisting of panelled bath with shower over and a vanity style wash hand basin with handy storage cupboards beneath and mirror above.

### Separate Toilet

With a rear aspect uPVC double glazed window

with obscured glass and fitted with a dual flush WC and corner, wall hung wash hand basin.

## Outside & Parking

A pathway leads past the front entrance door and to the left hand side of the property where a side access gate leads to the fully enclosed, rear garden. With a good sized, slabbed patio area, ideal for a family sized garden table and chairs. There's also a large area laid to lawn with bordering hedgerow and shrubs. To the front of the property, there's a large driveway with parking for at least three vehicles which leads to the:

## Single Garage

With an up and over door, power and light and a rear aspect door providing direct access to the rear garden.

## Council Tax Information

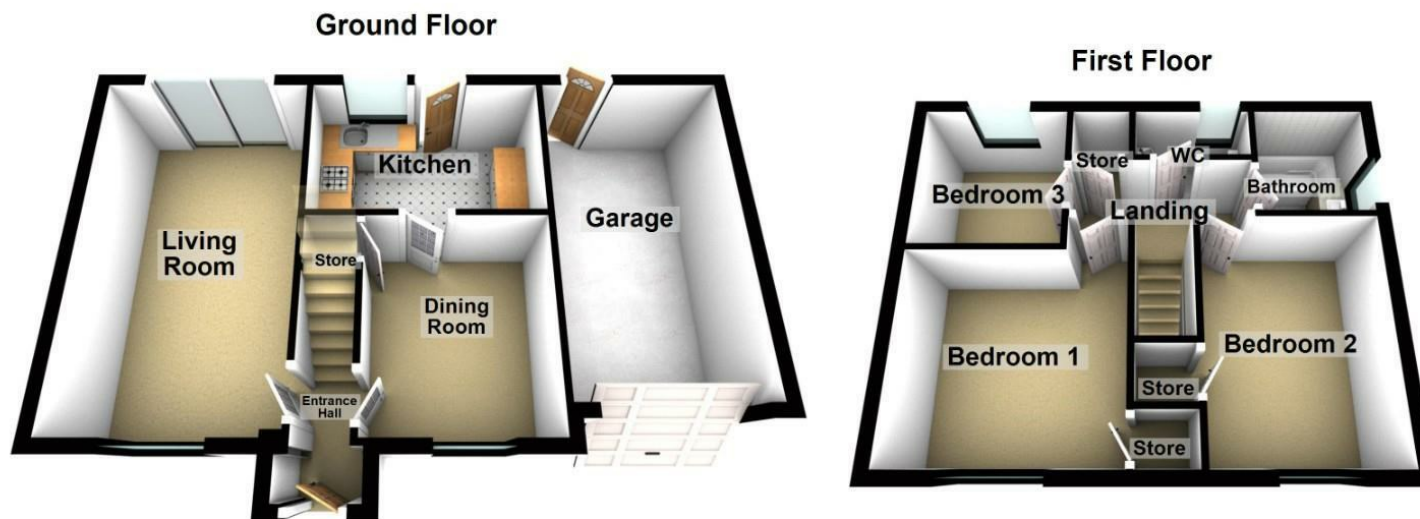
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

## Directional Notes

From Matlock Crown Square, take the A6 Bakewell Road before turning first right into Dimple Road. Follow the hill up and just before 'Matlock Storage' and across from 'YHA', take a right hand turn onto 'Allen Hill'. Follow the road down and number 5 is on your left hand side, as identified by our 'To Let' board.







This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

