



GRANT'S
OF DERBYSHIRE

6 Swaines Meadow, Matlock DE4 4EW
Offers Around £350,000

We are delighted to present for sale this charming three-bedroom detached home, perfectly situated on a peaceful cul-de-sac with the added appeal of backing onto picturesque open countryside. The property benefits from double glazing and gas central heating and offers well-designed living spaces. The ground floor includes entrance hall, kitchen, guest cloakroom, spacious living room, and conservatory with a tiled roof. Upstairs, the first floor features three bedrooms, including a master bedroom with en-suite shower room, alongside the family bathroom. Externally, there is a driveway and single garage, and at the rear, a thoughtfully landscaped garden that opens up to stunning views, making for a truly idyllic setting. Early viewing is highly recommended to fully appreciate this perfect family or executive home. No Upward Chain.



Location

Swaines Meadow is a quiet, friendly cul-de-sac backing onto open countryside, yet it is within walking distance of Wirksworth's many amenities. The countryside views are exceptional, making it a wonderful place to live. Wirksworth itself is a vibrant market town with much to offer, including good schools, independent shops, cafes and restaurants, pubs, medical facilities, library, leisure centre and even a boutique cinema. Set in the Derbyshire Dales with its lovely countryside walks and cycle rides, the Derwent Valley World Heritage Site and Peak District National Park are just a short drive away. Other local sites of interest include the market towns of Ashbourne and Bakewell and stately homes such as Chatsworth House, Haddon Hall and Kedleston Hall. Carsington Water is also nearby with wildlife and water sports on the doorstep. Wirksworth has many events and festivals throughout the year, including the famous Arts Festival, Open Gardens, Well Dressings and more.

Ground Floor

The property is accessed via the block paved driveway which leads up to the front door. This opens into the

Entrance Hall 14'11" x 6'3" (4.57 x 1.93)

With stairs off to the first floor, doors open into the kitchen, living room and

Guest Cloakroom 5'10" x 2'8" (1.80 x 0.82)

With a modern two piece suite comprising of low flush WC and wash hand basin set within an attractive pine wood vanity unit.

Kitchen 12'1" x 6'3" (3.69 x 1.92)

Fitted with a good range of country pine wall, base and drawer units, this space includes an inset one-and-a-half-bowl stainless steel sink with a mixer tap, set into a roll-top laminate worktop. It features a four-ring gas hob paired with an electric oven and extractor fan, along with plumbing and space for both a dishwasher and washing machine, as well as room for an under-counter fridge or freezer. A double-glazed window offers a view of the cul-de-sac and hills beyond, while a partially glazed uPVC door provides access to side of the property.

Living Room 21'9" x 9'3" (6.63 x 2.84)

A fantastic living space with plenty of room for both relaxing and dining. An elegant fireplace houses the coal effect gas fire, which provides a nice focal point for the room. Sliding doors open directly onto the patio and a set of wooden bifold doors open into the

Conservatory 12'2" x 9'4" (3.71 x 2.86)

With a tiled roof, this spacious conservatory can be enjoyed all year round as somewhere to appreciate both the garden and beautiful countryside views. French doors open onto the patio and provide easy access to the garden.

First Floor

Stairs rise to reach the first floor landing where you will find the loft hatch (well insulated and boarded and equipped with a pull down ladder) and doors open to the three bedrooms and family bathroom.

Master Bedroom 13'6" x 9'8" (4.12 x 2.95)

A charming and spacious room with a large fitted wardrobe and a rear facing window from which to enjoy the delightful countryside views. A door leads to the

Ensuite Shower Room 6'2" x 5'10" (1.89 x 1.78)

Fitted with a low flush WC, pedestal sink and corner shower cubicle with electric shower. There is a patterned glass double glazed window to the rear aspect.

Family Bathroom 6'10" x 6'1" (2.09 x 1.87)

Part tiled and fitted with a matching suite comprising of panelled bath with electric shower over, low flush WC and pedestal sink. There is a patterned glass, double glazed window to the side aspect, this is lovely, bright room.

Bedroom Two 11'11" x 8'5" (3.65 x 2.59)

A good sized double bedroom, with a double glazed window to the front aspect, looking out over the cul-de-sac and hills beyond; there's also a useful airing cupboard here.

Bedroom Three 9'7" x 8'10" (2.93 x 2.71)

Currently used as an office, this is another good sized room with a double glazed window overlooking the cul-de-sac and hills beyond.

Garage 16'8" x 8'0" (5.10 x 2.45)

With power, light and an electrically operated up and over door to the front.

Outside & Parking

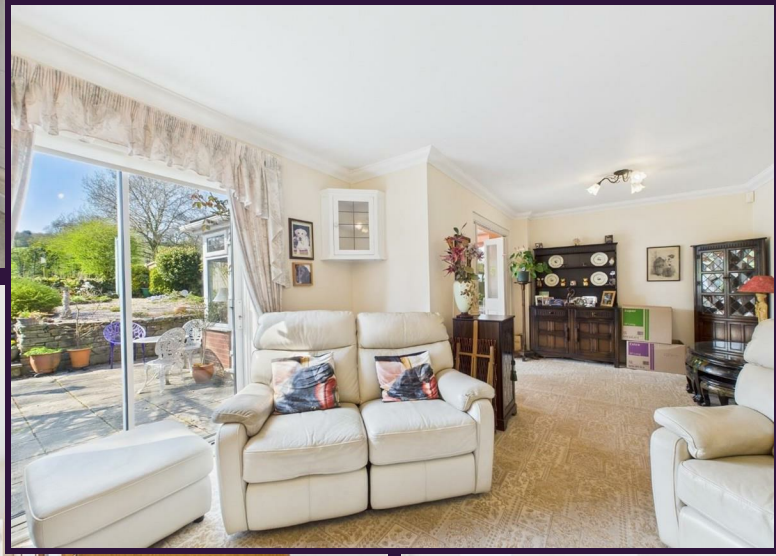
The front of the property boasts a spacious driveway, partially tarmacked and partially block-paved, offering parking for several vehicles. Both sides of the house provide convenient access to the rear, where you'll discover a charming southwest-facing garden that enjoys a good level of sunlight all through the day. A patio leads to steps up to a gravelled area where you'll also find a picturesque pond, flower beds and over the stone wall, the property backs onto open countryside with fields and trees as far as the eye can see.

Council Tax Information

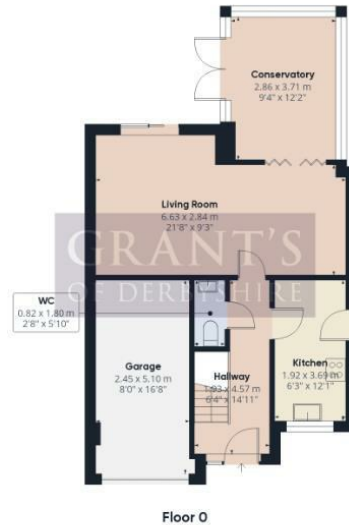
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

Directional Notes

The approach from our Wirksworth Office is to proceed south along St John's Street and upon reaching the mini roundabout junction turn right into Summer Lane. Continue along Summer Lane taking the first turning on the right onto Yokecliffe Drive. Proceed almost to the top of Yokecliffe Drive until you see a right hand turning for Swaines Meadow where number 6 is located on the left hand side as identified by our For Sale sign.







Approximate total area⁽¹⁾
104.06 m²
1120.1 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.

