



GRANT'S  
OF DERBYSHIRE

West End, Matlock DE4 4HL  
£925



This Two Bedroom Bungalow situated in the small village of Brassington is available To Let with fantastic countryside views. The property has oil fired central heating and double glazing throughout. Briefly comprising; Entrance Hallway, Kitchen, Living Room, Two Bedrooms and Family Bathroom. The property also benefits from a patio garden with beautiful countryside views, parking for several vehicles. Viewing by appointment only. Non-smokers. No pets. Available Immediately.

## Ground Floor

The property is accessed via the cattle grid onto the gravel driveway and then entered via the uPVC part glazed front door which opens into the:

### Entrance Hallway 6'2" x 5'6" (1.88 x 1.68)

providing access to bedroom two and the bathroom. The first door on the left leads into;

### Kitchen 10'9" x 9'1" (3.30 x 2.79)

Fitted with a good range of wooden wall and base units with roll top work surfaces and in inset one and a half bowl stainless steel sink ideally situated underneath the window with countryside views. There is also an integrated electric oven and hob with extractor hood over. White goods include a Hotpoint fridge and freezer and Hotpoint washer dryer, please note these are left on a goodwill basis. A door opens into the

### Living Room 15'9" x 14'6" (4.81 x 4.42)

With recently fitted carpets and an electric fire. A light and spacious room with uPVC double glazed French doors opening to the front courtyard area and window to the side aspect.

### Bedroom One 13'10" x 7'8" (4.24 x 2.36)

A double bedroom with a window to the rear aspect. There is also a shower cubicle in this room.

### Bathroom 7'10" x 5'6" (2.39 x 1.69)

Fitted with a white suite, including a low flush WC, pedestal wash hand basin and a paneled bath. There is an obscure window to the rear aspect. A cupboard houses the water tank and provides space for storage.

### Bedroom Two 14'9" x 6'5" (4.51 x 1.97)

A single room with a uPVC window to the front aspect overlooking the garden and views of the surrounding countryside.

## Outside & Parking

To the front of the property there is a large gravel area providing parking for several vehicles. There is a south facing, paved patio area with space for garden furniture to sit and enjoy the outlook of the surrounding countryside. The oil tank is also situated to the side of the property.

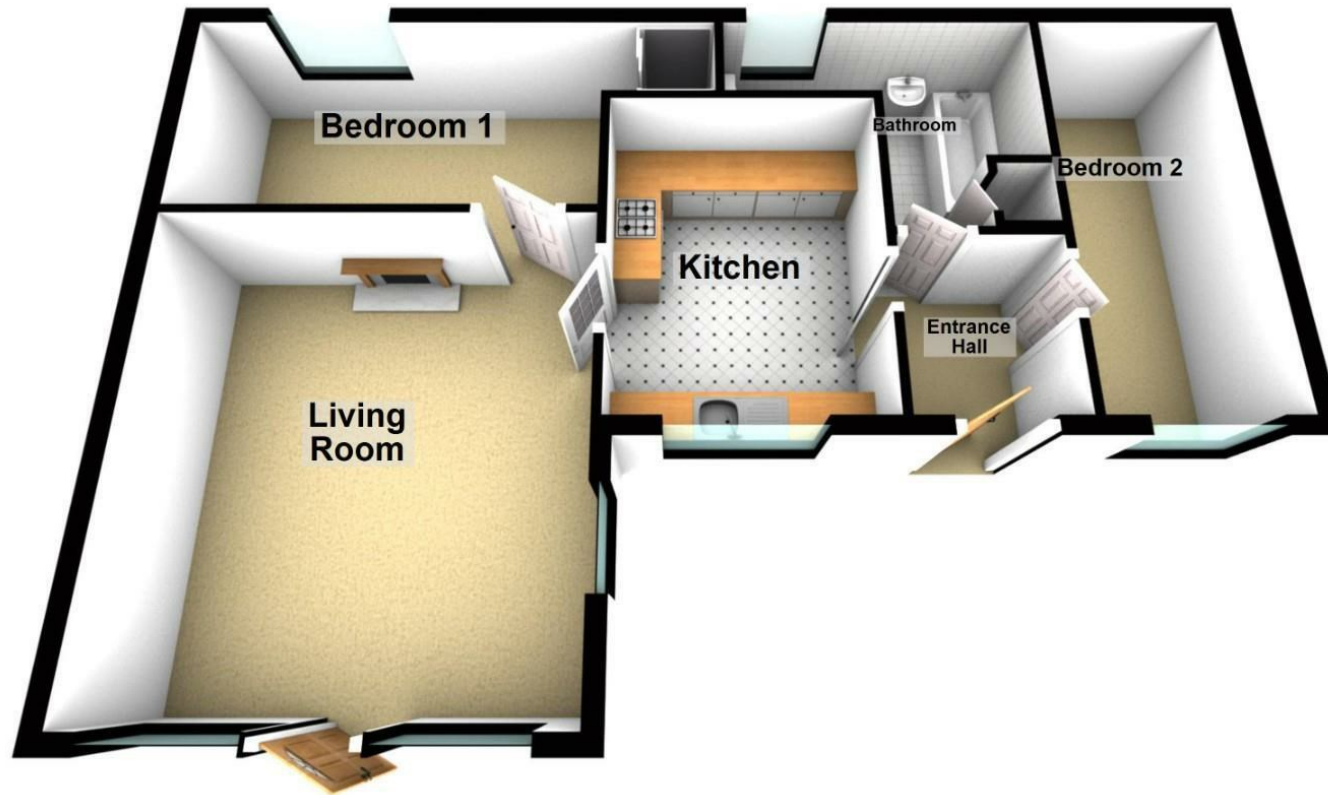
## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2125 per annum.

## Directional Notes



## Ground Floor



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.

