



GRANT'S
OF DERBYSHIRE

3 Hope Terrace, Matlock DE4 3NZ
Offers Around £249,995

This delightful Victorian terraced cottage, in the ever-popular village of Matlock Bath, is now available For Sale. Bursting with character and charm, the cottage is located in a quiet, idyllic spot, enjoying superb views of the surrounding countryside from its elevated position. The property benefits from gas central heating and uPVC double glazing, and is beautifully presented throughout. The accommodation comprises; living room, dining kitchen, three double bedrooms and family bathroom. The loft is boarded and well insulated with a pull down ladder, offering great storage. Outside, there is a quarry-tiled garden to the front and a block paved seating area to the rear with high level communal area accessed by some stone steps, from which to enjoy the stunning views. Viewing Highly Recommended. Virtual Tour Available.



Location

Matlock Bath lies within a beautiful stretch of the Derwent Valley within easy reach of all the delights of the Derbyshire Dales and The Peak District National Park. It is a popular village with a good range of facilities including primary school, shops, cafes and restaurants and a wider range of amenities are available in the towns of Matlock and Wirksworth, both just two miles away. The A6 provides swift onward road travel to both the north and south and this in turn provides access to the A38 and the main motorway networks. Matlock Bath has fantastic public transport links with its own railway station just a short walk from Hope Terrace, providing easy access to Derby, Nottingham, Sheffield and London. There are also direct buses with destinations including Buxton, Derby and Sheffield.

Ground Floor

The property is accessed via a picket gate, through the foregarden, where two small steps lead up to the part etched, stained glass, wooden front door, which opens into the

Living Room 13'10" x 11'10" (4.22 x 3.62)

A very attractive and well proportioned room with a wooden floor, open fireplace with tiled hearth, and a large window to the front aspect that lets in lots of natural light and offers simply stunning views of the surrounding countryside. You'll also find built in shelving, perfect for displaying books, plants and ornaments.

Dining Kitchen 13'10" x 9'3" (4.24 x 2.82)

A good sized and well equipped kitchen, with a ceramic tiled floor and a great range of matching wall, display, base and drawer units, with a handsome wooden worktop and white tiled splashback. You'll find a double bowl, ceramic Belfast sink, four ring gas hob and gas oven, an integrated slimline dishwasher, plus space for a full height fridge freezer and space and plumbing

for a washing machine. There's plenty of room for a dining table for family meals and entertaining. Storage is augmented by extra capacity under the stairs. The window and part glazed wooden door to the rear aspect overlook the courtyard garden.

First Floor

The wood-panelled staircase leads up from the kitchen to reach the first floor landing, where doors open into bedroom one and the family bathroom.

Bedroom One 13'9" x 11'11" (4.20 x 3.64)

Another charming room with a wooden floor and large, front aspect window from which to enjoy the far-reaching views. Alcoves either side of the chimney breast are the perfect place for wardrobes or shelving, and you'll also find a built in cupboard towards the back of the room.

Family Bathroom 9'2" x 7'7" (2.81 x 2.33)

A light and airy space with a frosted window to the rear aspect. There is a wood-panelled bath with an electric shower, contemporary, glass shower screen and white wall tiles. There's a dual flush WC and pedestal wash basin, the ceramic tiled floor offers a modern feel to this good-sized room.

Second Floor

Stairs lead up from the first floor landing to reach the second floor, where doors lead into the two bedrooms and guest WC.

Bedroom Two 13'8" x 11'10" (4.19 x 3.61)

A beautiful and spacious room, with two windows to the front aspect bringing in lots of natural light and offering superb views. You'll find access to the loft from this room, with a pull down ladder leading up to an insulated and boarded space, with power and lighting it's perfect for storage.

Guest WC 3'11" x 3'7" (1.20 x 1.11)

With a concealed unit, low flush WC and hand basin with cupboard below.

Bedroom Three 10'10" x 9'4" (3.31 x 2.86)

Another good-sized bedroom with a large window to the rear aspect, you'll also find a built in cupboard here.

Outside & Parking

Outside, there is a quarry-tiled garden to the front, which is the perfect place to sit and enjoy the sunshine and lovely views. Immediately to the rear is a block paved seating area which has shared access to and from the other terraces, with steps that lead to a fantastic communal area - the perfect place for an evening drink whilst enjoying the wonderful views. Whilst there is no designated parking for this property, it is a quiet street and on road parking can be found close to the property.

Property Notes

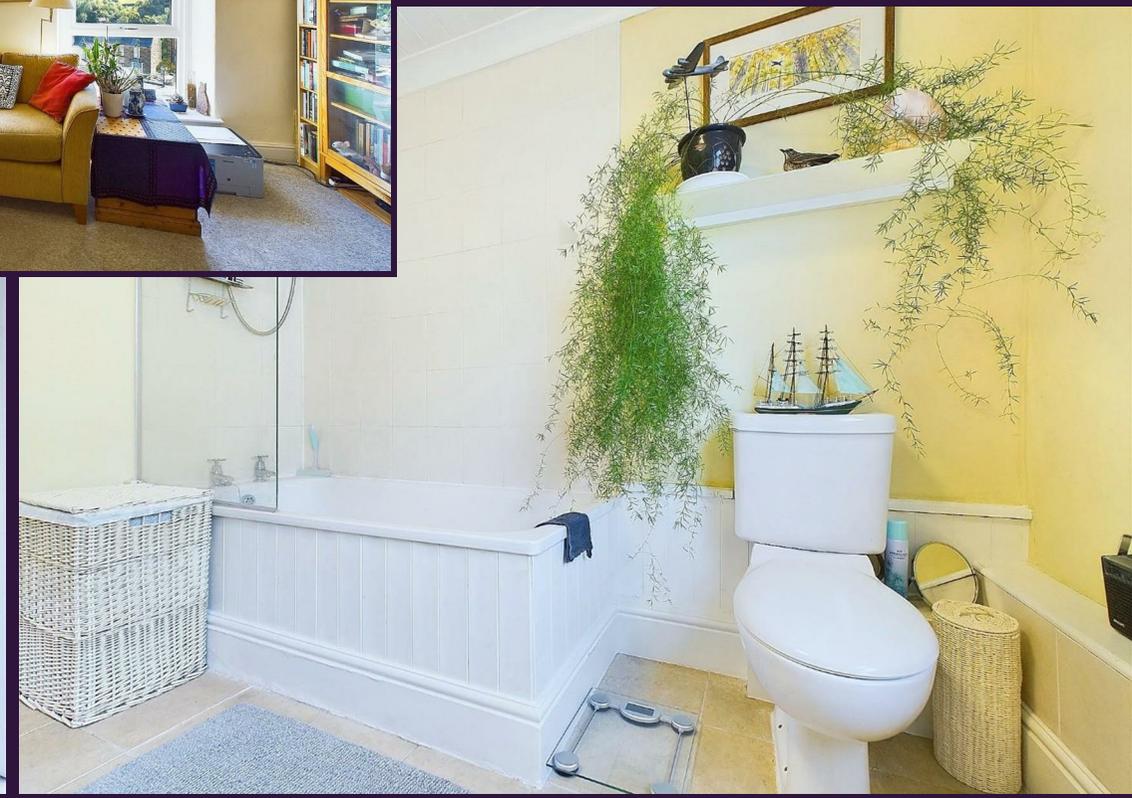
We have been advised by the vendors that this property has a very good internet connection.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.

Directional Notes

From our office in Wirksworth market place, proceed along Harrison Drive in the direction of Cromford. At Cromford Market Place, take a left hand turn onto the A6 in the direction of Matlock. Continue on the A6 through Matlock Bath taking a left turn opposite the The Midland public house onto Holme Road. As you travel up Holme Road, take the right hand fork towards Brunswood Road and you will find Hope Terrace on your left. Number 3 Hope Terrace can be found past Clarence Cottages on the right hand side of the road. Although there is no allocated parking, on street parking is available close to the property.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 85.13 m²
 916.33 ft²

Reduced headroom
 1.04 m²
 11.19 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft.

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 are based on RICS IPMS 3C standard.

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.

