



**GRANT'S**  
OF DERBYSHIRE

Market Place, Matlock DE4 4ET  
£180,000

Located on Market Place, this two double bedroom cottage boasts a prime central town location, making it an ideal choice for those who appreciate easy access to local amenities and the vibrant community atmosphere. The accommodation on offer briefly comprises; Entrance Hall, Open Plan Living and Downstairs WC to the ground floor, one double Bedroom and the Family Bathroom to the first floor and a second double Bedroom to the second floor. There's a quaint balcony area which is accessed via Bedroom 1, perfect for those sunnier days and warmer nights. We would highly recommend viewing this home to fully appreciate the quality of accommodation on offer.

## Ground Floor

From the courtyard stone steps lead up to the entrance door which opens into the:

### Entrance Hall 1.95m x 1.18m

The perfect space for coat and shoe storage. Stairs rise to the first floor landing and doors open to the Open Plan Living Area and the:

### Downstairs WC 0.98m x 1.89m

With new wood effect vinyl flooring and fitted with a dual flush WC and wall hung wash hand basin. There's also an extractor fan.

### Open Plan Living Area 5.19m x 3.74m (max)

A light and airy room with a side aspect uPVC double glazed window with obscured glass and a front aspect uPVC double glazed window overlooking the courtyard. There are spotlights to the ceiling, two uplighters and wood effect vinyl flooring throughout. The Kitchen section of this room is fitted with matching white wall, base and drawer units with a grey granite effect work top over and a stainless steel sink. Appliances include a free-standing 'Beko' washing machine, 'Beko' electric oven and hob with extractor hood over and a 'Lec' under-counter fridge/freezer. The Worcester combi boiler is also located here and a wooden door opens to an under-stairs storage cupboard. The Living section of this room has a fireplace with wooden mantel and coal effect gas fire. There's ample space for a sofa and a small table and chairs too.

## First Floor

Stairs from the Entrance Hall lead to the first floor landing where doors lead to Bedroom 1, the Family Bathroom, a useful storage cupboard and a second enclosed staircase which leads to Bedroom 2.

### Bedroom One 3.40m x 3.74m (max)

A good sized double bedroom with a useful under-stairs storage cupboard and uPVC double glazed french doors which open and lead to a lovely quaint balcony.

### Family Bathroom 3.20m x 2.56m x 0.98m

An 'L' shaped room with a velux roof light window and fitted with a three piece suite consisting of panelled bath with mains shower over, wall hung wash hand basin and dual flush WC. There's also an extractor fan.

## Second Floor

An enclosed staircase leads from the first floor landing directly to:

### Bedroom Two 3.74m x 3.10m

A second double bedroom with a circular feature, side aspect window and velux roof window which floods the room with natural light and provides the most beautiful roof top countryside views. There's also some handy eaves storage.

## Outside & Parking

Although the property doesn't have a garden, there is a quaint balcony which is accessed via Bedroom 1, ideal for sitting and enjoying a cup of tea or glass of wine.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

## Directional Notes

The property is located very close to our office on the market place in Wirksworth. Proceed up West End where you will see a timber gate to the right of Jasmine Nails. This opens to the private courtyard and number 2 is in the middle.



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(70-80) C		(60-80) C	
(55-69) D		(55-64) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

