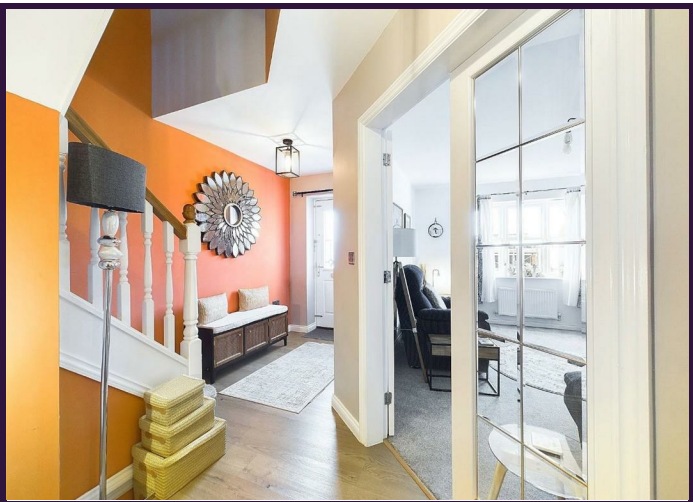
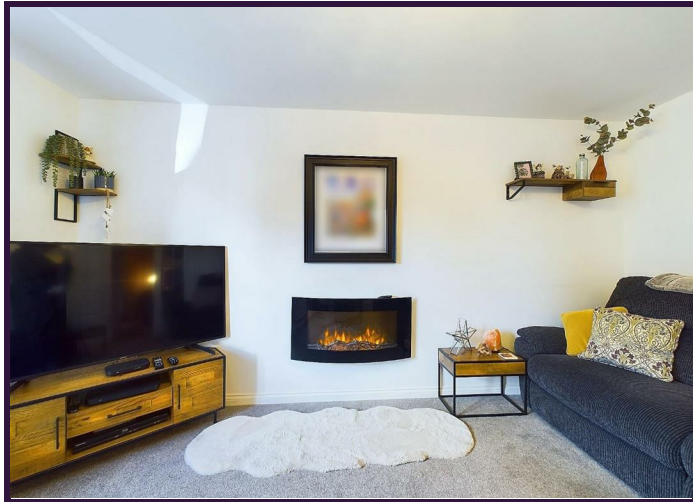




GRANT'S
OF DERBYSHIRE

72 Bentley Bridge Road, Matlock DE4 5PQ
Offers Around £399,995

This beautifully presented, contemporary four-bedroom detached property is an ideal family or executive home. Situated on a peaceful cul-de-sac and within walking distance of Highfields School, you'll enjoy the added benefit of lower energy bills thanks to its impressive B energy rating. Just a short drive from the bustling town of Matlock, this home is only four years old and has the remainder of the 10 year NHBC Warranty. A viewing is highly recommended to truly appreciate the spacious and high-quality accommodation on offer. The ground floor features a stunning open-plan kitchen and dining area with a glazed section leading out to the patio and utility room. There's also a bright and airy living room and a guest WC. An elegant staircase takes you to the first floor, where the landing opens to a master bedroom with en-suite shower room, three additional good-sized bedrooms and four-piece family bathroom. A cupboard houses the hot water tank. The property includes an integrated garage with pedestrian access to the house, and a driveway that provides off-street parking for two vehicles. The rear garden is fully enclosed, with a patio area directly in front of the French doors, a lawn, and a private area perfect for a hot tub. Viewing is highly recommended. A virtual tour is available.



The Location

Bentley Bridge Road is a highly desirable development just a short distance from the centre of Matlock - a bustling market town with a full range of shops and amenities. There are a number of schools within walking distance, making this property ideal for families. This development enjoys peace and quiet whilst at the same time being very convenient for Matlock Town Centre; Chesterfield is just 20 minutes by car and Sheffield, around 40 minutes. There is a bus stop very close by allowing easy travel to these locations.

Entrance Hallway 13'1" x 5'1" (4.00 x 1.56)

The hallway provides an attractive entrance into the property with the handsome, wooden staircase rising up to the first floor. Glazed double doors open into the living room, a door opens into the guest WC, and another glazed door opens into the kitchen diner.

Living Room 14'8" x 11'9" (4.49 x 3.59)

An inviting space with large windows to the front aspect. The floor is carpeted and there are several electric sockets, plus phone and TV points. With a remotely operated, living flame electric fire, this is the perfect place to unwind in the evening.

Guest WC 6'0" x 3'0" (1.83 x 0.92)

The contemporary dual flush WC and wall mounted hand basin set off this smart guest WC, with vinyl flooring, part-tiled walls and window to the side aspect.

Open Plan Kitchen Diner 17'5" x 12'0" (5.31 x 3.66)

This open-plan space is ideal for preparing meals, dining, and entertaining. The French doors open onto the patio, providing easy access to the garden, making alfresco dining a breeze. The kitchen boasts an extensive range of Shaker-style wall, base, and drawer units, complemented by a wood-effect worktop and a 1.5 bowl inset stainless steel sink. There's a Zanussi electric oven, a four-ring gas hob with a striking stainless steel splashback and extractor above. Additional appliances include an integrated Zanussi dishwasher and a full-height integrated fridge and freezer. The kitchen area flows seamlessly into the dining area, which features a glazed space that

provides lots of natural light and is a lovely spot just to take a break. An attractive archway leads into the

Utility Room 9'8" x 5'4" (2.96 x 1.63)

A really useful space with doors leading to both the garage and the garden. There is space and plumbing for a washing machine and a wall mounted cupboard houses the gas central heating boiler, more cupboards provide extra storage.

First Floor

The staircase leads up from the entrance hall to reach the first floor landing, from here doors lead to the four bedrooms and family bathroom, as well as the cupboard housing the hot water tank.

Master Bedroom 15'5" x 9'5" (4.72 x 2.89)

The master bedroom is spacious and full of natural light from the front aspect window. There is a large, fitted wardrobe with mirrored sliding doors. A door leads into the

En-Suite Shower Room 8'2" x 7'6" (2.51 x 2.3)

With ceramic wall tiles, vinyl flooring and a modern suite comprising a dual flush WC, pedestal wash basin with mixer tap and a tiled shower enclosure with a thermostatic shower fitting over. There is a radiator and uPVC double glazed window to the side aspect.

Bedroom Two 13'7" x 10'0" (4.16 x 3.07)

At the other end of the landing, again at the front of the house, this is a good sized room with a large window to the front aspect.

Bedroom Three 12'10" x 10'4" (3.93 x 3.17)

With a double glazed uPVC window to the rear aspect, this is a good sized double bedroom.

Family Bathroom 8'5" x 6'9" (2.59 x 2.07)

With stylish ceramic tiling, this family bathroom has a modern suite comprising a panelled bath, pedestal wash basin, dual flush WC and separate, tiled shower enclosure with thermostatic shower over. There is a uPVC double glazed window to the rear aspect.

Bedroom Four 12'0" x 10'3" (3.66 x 3.13)

Another good sized double bedroom with a double glazed uPVC window to the rear aspect.

Garage 20'0" x 10'3" (6.10 x 3.14)

A really good sized garage with an up and over door to the front and pedestrian door to the rear which opens into the utility room.

Outside & Parking

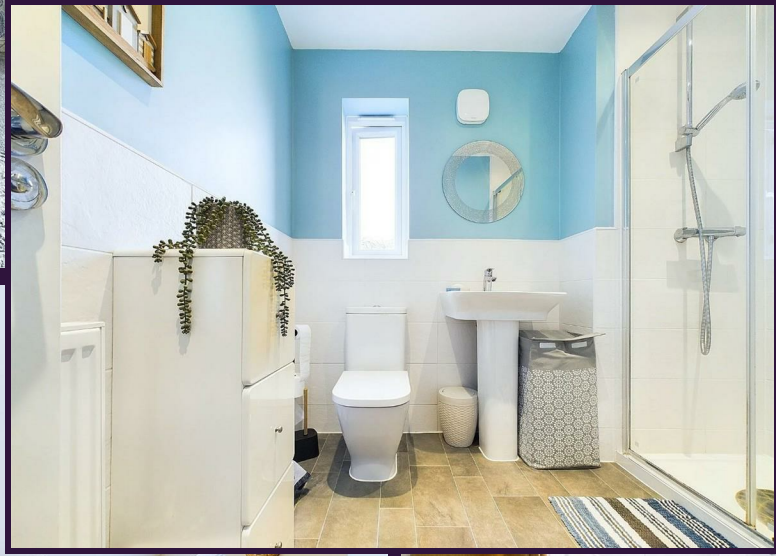
There is a drive providing off street parking for two vehicles and to the rear of the property is a fully enclosed garden with a patio directly in front of the French Doors, the rest is terraced with a raised patio and lawn - perfect for enjoying those late summer evenings. Directly outside the utility room is a secluded space where the current owners have their hot tub.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £1,896.56 per annum.

Directional Notes

From Crown Square in the centre of Matlock, continue along Causeway Lane (A615) and at the roundabout take the first exit onto Steep Turnpike. At the top of the hill turn left onto Chesterfield Road (A632) and continue until you see a right hand turn into Bentley Bridge Road, follow this road for a short distance and take the right hand fork to continue on Bentley Bridge Road, take the first left and you will find the property on your left.







Floor 0



Floor 1

Approximate total area⁽¹⁾
139.3 m²
1499.42 ft²

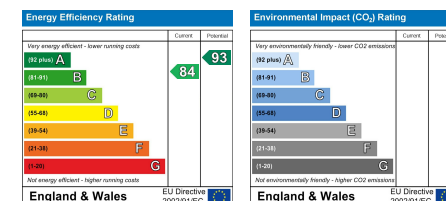
(1) Excluding balconies and terraces

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 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.



GRANT'S
OF DERBYSHIRE

6 Market Place, Wirksworth, Derbyshire, DE4 4ET
T: 01629 823008
wirksworth@grantsofderbyshire.co.uk
www.grantsofderbyshire.co.uk