



GRANT'S
OF DERBYSHIRE

55 Wolds Rise, Matlock DE4 3HJ
£235,000

We are delighted to offer For Sale, this traditional three bedroom semi-detached home which is located a short distance from the centre of Matlock Town. The property enjoys a desirable location within Wolds Rise and is perfectly situated close to a wide range of local amenities, schools, and facilities. The property benefits from gas central heating and double glazing. The accommodation comprises; entrance hallway, open-plan kitchen / dining room and sitting room. On the first floor there are three bedrooms and a family bathroom. Outside there is a large south-facing garden to the rear and to the front there is a a driveway and single garage. Viewing Highly Recommended.



Ground Floor

The property is accessed via a part-glazed door, opening into the

Entrance Hallway 5'11" x 12'2" (1.81 x 3.71)

This well-lit entrance hallway offers an under the stairs cupboard for storage, a side aspect uPVC window and there are two internal doors, one leading to the open-plan kitchen / diner and the other leading into the living room.

Living Room 12'1" x 12'0" (3.70 x 3.67)

This well proportioned living room, offers a large uPVC double glazed window to the front aspect and feature fireplace.

Open-Plan Kitchen / Diner 18'7" x 9'11" (5.68 x 3.04)

This spacious, open-plan room can be accessed from both the living room and the entrance hallway. The kitchen is fitted with a range of wall and base units and includes a sink with drainer and central mixer tap, integrated oven and grill with gas hob and extractor fan, built-in dishwasher, and designated space with plumbing for a washing machine. Extending from the dining area are the rear-facing, patio doors leading to the garden.

First Floor

The stairs leading up from the entrance hallway reach the

Landing

This L-shaped landing has doors leading to the three bedrooms and the bathroom. There is also access to the substantial attic space which has potential for conversion, subject to the necessary planning permission.

Bedroom One 10'6" x 9'10" (3.22 x 3.02)

A good sized double-bedroom with a large rear aspect uPVC double glazed window overlooking the south-facing garden.

Bedroom Two 9'5" x 12'2" (2.89 x 3.73)

This second double bedroom is also of a good size and has a front aspect uPVC double glazed window and space for fitted wardrobes.

Bedroom Three 8'10" x 7'0" (2.70 x 2.14)

The smallest of the three bedrooms, perfect for a young child or alternatively could be used as a study or dressing room.

Bathroom 7'11" x 5'8" (2.42 x 1.73)

A good-sized family bathroom with rear and side aspect uPVC double glazed

windows. Offering a three-piece suite featuring a bath with over-head shower, pedestal wash hand basin and low level WC. There is also a ladder style radiator.

Outside

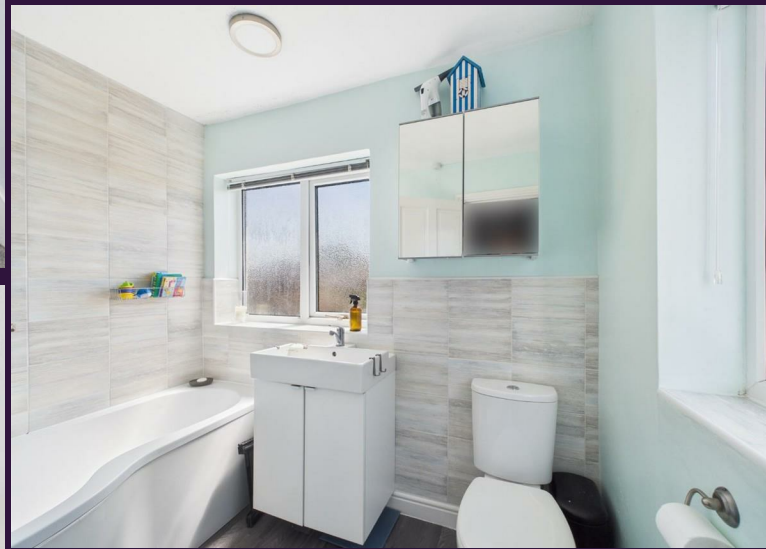
To the front of the property is a spacious driveway and single garage for off road parking, and there is ample on street parking. To the rear of the property is a large, south-facing garden offering multiple seating areas as well as a spacious lawn, patio and decking area, with a side access gate.

Council Tax Information

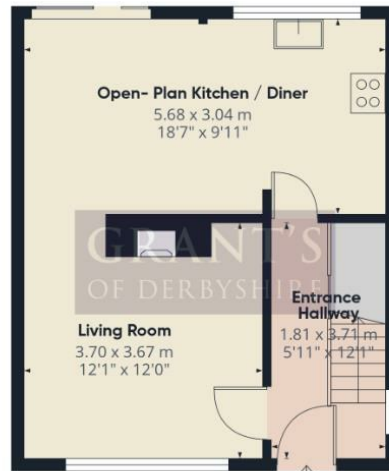
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum.

Directional Notes

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right hand bend, turn left into Cavendish Road. Follow the road for a while until you reach Wolds Rise on your right hand side. Turn right onto Wolds Rise and follow the road round. The property can be found on the straight section of the road, on the left hand side.







Floor 0



Floor 1

Approximate total area⁽¹⁾
73.1 m²
786 ft²

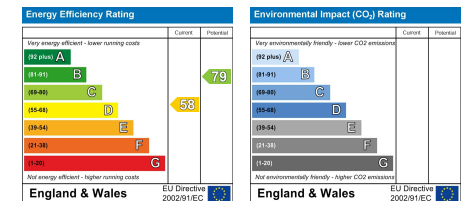
(1) Excluding balconies and terraces

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.



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