

CURRAN BIRDS + CO

Plot 4, Knowleston Place,

Matlock

£350,,000

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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



STYLISH STONE-BUILT TOWNHOUSE IN THE HEART OF MATLOCK – Positioned within the charming conservation setting of Knowleston Place, this beautifully designed two double bedroom end townhouse offers contemporary living in a characterful setting. Crafted in natural stone and thoughtfully finished throughout, the property combines clean architectural lines with modern comforts.

With underfloor heating to the ground floor, striking industrial-style glazing and a practical, well-balanced layout, this is a home that feels both efficient and inviting. Just a short stroll from Matlock's vibrant town centre and Hall Leys Park, it offers an ideal blend of convenience and lifestyle appeal.







The Detail

The property opens into a welcoming hallway with wood-effect flooring, leading through to a contemporary fitted kitchen positioned at the front of the home. The kitchen is finished with modern cabinetry, marble-effect work surfaces and integrated appliances including oven, hob, fridge, freezer and dishwasher, creating a sleek and practical cooking space.

To the rear, the spacious lounge enjoys excellent natural light from full-height windows and additional side glazing, enhancing the sense of space. There is useful understairs storage and direct access to the garden, making it a versatile area for both relaxing and entertaining. A guest cloakroom completes the ground floor, which benefits from underfloor heating throughout.

Upstairs, there are two well-proportioned double bedrooms. The principal bedroom features dual aspect windows, while the second bedroom overlooks the rear. A modern bathroom serves the first floor, fitted with a three-piece suite and shower over bath. Externally, the property includes a low-maintenance forecourt, a small rear garden and an allocated parking space to the side.







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The Location

Knowleston Place sits within one of Matlock's most appealing conservation areas, just moments from the town centre. Residents can enjoy easy access to independent cafés, traditional pubs and everyday essentials, along with larger supermarkets and the railway station for commuting.

Hall Leys Park is a short walk away and remains a focal point of local life, offering riverside walks, open green space and seasonal events throughout the year. The surrounding Derbyshire countryside is also within easy reach, providing scenic walking routes and outdoor pursuits.

Matlock strikes a rare balance — vibrant enough for convenience, yet relaxed enough to feel distinctly market-town in character — making it an attractive choice for professionals, downsizers or those seeking a lock-up-and-leave base in the Peak District fringe.




Welcoming children
aged 2 to 11



The *Particulars*

- Stone Built End Townhouse In Sought After Conservation Setting
- Contemporary Design With Striking Industrial Style Glazing
- Underfloor Heating Throughout The Ground Floor
- Stylish Fitted Kitchen With Integrated Appliances
- Spacious Light Filled Lounge With Full Height Windows
- Two Well Proportioned Double Bedrooms
- Modern Three Piece Bathroom With Shower Over Bath
- Low Maintenance Forecourt And Enclosed Rear Garden
- Allocated Parking Space To The Side
- Walking Distance To Matlock Town Centre And Hall Leys Park

Size

Approx 0.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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