

wards
estate agents

The Grange Holme Road

Matlock Bath, Matlock, DE4 3NU

Offers in the region of £550,000

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*****PART EXCHANGE CONSIDERED (SUBJECT TO CONDITIONS)****

* Beautifully presented and totally refurbished, uniquely designed 4/5 DOUBLE BEDROOM/THREE BATHROOM DETACHED FAMILY HOME!

*Offered with NO CHAIN and finished to a high standard with ultra modern & stylish fittings throughout

*Situated on a TRULY FABULOUS ELEVATED POISITON in Matlock Bath with far reaching enviable views across Derbyshire Dales hills!

* Situated in Matlock Bath, boasting of shops, cafes, bars, restaurants & facilities, as well as reputable schooling, road & public transport links including the nearby train station going further afield to Bakewell, Chesterfield, Sheffield Derby & Nottingham with only a 2 hour train journey to London!

Summary Details

A rare opportunity to acquire this beautifully presented and totally refurbished, uniquely designed 4/5 DOUBLE BEDROOM/THREE BATHROOM DETACHED FAMILY HOME! Offered with NO CHAIN and finished to a high standard with ultra modern & stylish fittings throughout. Situated on a TRULY FABULOUS ELEVATED POISITON in Matlock Bath with far reaching enviable views across Derbyshire Dales hills! Self Contained Annex Apartment- Perfect 'Work From Home' Option! Ample off road parking spaces. This impressive family home is well situated for a range of local amenities in Matlock Bath, boasting of shops, cafes, bars, restaurants & facilities, as well as reputable schooling, road & public transport links including the nearby train station going further afield to Bakewell, Chesterfield, Sheffield Derby & Nottingham with only a 2 hour train journey to London!

Professionally decorated interior offers extremely versatile accommodation of 2257 sq ft set across both storeys, with gas central heating & part uPVC double glazing & newly replaced wooden sash sealed unit windows. Comprising: entrance hallway, cloakroom/WC, utility, splendid open plan integrated dining kitchen with patio doors onto the balcony with spectacular countryside views, impressive family reception room with inset feature stone hearth & enjoying panoramic rear views. Lower hallway leads to the principal double bedroom/en suite shower room, four further double bedrooms, luxury fully tiled family bathroom with spa bath, exquisite 2nd family bathroom with freestanding slipper bath. The 3rd versatile double bedroom could be used for sitting room, office or home working having an access door to the rear

Generous, landscaped rear tiered garden with impressive decking area with attractive balustrading- a perfect setting for outside family/social entertaining and enjoyment benefiting from superb rear aspect views over the gardens and surrounding area.

























Additional Information
Gas Central Heating -Combi boiler with certification
Part wooden seal unit windows
Part uPVC sash windows (new '26)
Replastering to many rooms
Externally repainted
Electrical upgrade with certification
Part uPVC double glazed windows
Gross Internal Floor Area -209.7 Sq.m/ 2257.1 Sq.Ft.
Council Tax Band -F
Secondary School Catchment Area-Highfields School
New carpeting throughout
This property is situated in a Conservation Area

Entrance Hall
14'9" x 14'2" (4.50m x 4.32m)
The entrance door is accessed via wooden steps to an open porch, leading into a spacious hall which has access to the cloakroom, utility, dining kitchen and reception room. There is a staircase leading down to the lower ground floor. Rear aspect windows

Cloakroom/WC
5'5" x 4'5" (1.65m x 1.35m)
Comprises a low level WC and wash hand basin in enclosed vanity unit.

Utility Room
6'0" x 4'1" (1.83m x 1.24m)
Useful storage and with plumbing for washing machine.

Reception Room
23'8" x 16'8" (7.21m x 5.08m)
Stunning generously proportioned family reception room with superb feature Stone Fireplace with brick inset and tiled hearth. Two rear aspect sash windows with panoramic views! Side glazed window overlooking the balcony.

Fabulous Open Plan Kitchen Diner
12'4" x 11'5" (3.76m x 3.48m)
Comprising of a superb 'Bespoke' range of base & wall units with complementary slimline work surfaces & inset sink with mixer tap. Integrated electric double oven, hob & chimney extractor fan. Integrated fridge freezer & dishwasher. Concealed lighting & downlighting. Useful built in Pantry with great storage space. Tiled flooring. Side aspect window gives surplus amounts of natural light. Open access to the dining room

Pantry
4'3" x 2'5" (1.30m x 0.74m)
Excellent additional storage space.

Open Plan Dining Room
12'11" x 12'4" (3.94m x 3.76m)
Being open plan to the kitchen this bright and spacious room provides plenty of space for a good sized table and chairs and for further furniture. Newly fitted uPVC sliding patio doors lead onto the Stone laid Balcony which enjoys enviable panoramic views over the surround hillsides.

Balcony
19'11" x 6'5" (6.07m x 1.96m)
A perfect setting for social and family fresco dining, entertaining and enjoyment!! Enjoys the most spectacular views over the surround countryside and perimeter river line!

Lower Ground Floor Hall
13'4" x 7'7" (4.06m x 2.31m)
The staircase from the upper ground floor hall leads town to this spacious lower hallway which has two newly installed double glazed sash windows with panoramic countryside views! Feature radiator & doors leading to all bedrooms & family bathrooms.

Rear Double Principal Bedroom
13'4" x 12'4" (4.06m x 3.76m)
Well portioned main double bedroom with two rear aspect sash windows with splendid views to enjoy and savour. Door to the ensuite shower room.













En Suite Shower Room
7'0" x 4'8" (2.13m x 1.42m)
Comprising of a modern 3 piece suite which includes a double width shower area, low level WC and wash hand basin set within a tiled unit with worktop and cupboard storage below. Wall fitted mirror with lighting. Marble effect wall tiling.

Rear Double Bedroom Two
13'3" x 12'7" (4.04m x 3.84m)
Superb spacious guest/second double bedroom with two rear aspect sash windows providing plenty of natural light and providing extensive countryside views. Designer radiators.

Luxury Family Bathroom
12'6" x 6'8" (3.81m x 2.03m)
Being fully tiled and comprising of a 4 piece suite which includes a low level WC in vanity unit with worktop, wash hand basin set into a vanity unit with mirror above, an integrated deep set spa bathtub with a pull out shower and large fitted mirror above. Separate double width rainfall shower with additional handheld shower with a holder and glass screen, ceiling spotlights and a chrome heated towel rail.

Side Double Bedroom Three
12'0" x 11'5" (3.66m x 3.48m)
A third side aspect double sized bedroom. Extremely versatile room, could be used for sitting room, office or home working having an access door to the superb decking & landscaped gardens.

Side Double Bedroom Four
10'11" x 10'2" (3.33m x 3.10m)
Fourth double bedroom with a side aspect window.

Front Double Bedroom Five
13'7" x 8'10" (4.14m x 2.69m)
A further side aspect double bedroom.

Exquisite Family Bathroom
7'2" x 6'7" (2.18m x 2.01m)
This second family bathroom is fully tiled and comprises of a fabulous 3 piece suite which includes a low level WC fitted into a vanity unit with a worktop and lighted shelving above. Wash hand basin set into a worktop with a matching shelf below & mirror above. Fabulous freestanding slipper bath with freestanding tap and handheld shower. Chrome heated towel rail, tiled floor and downlighting.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



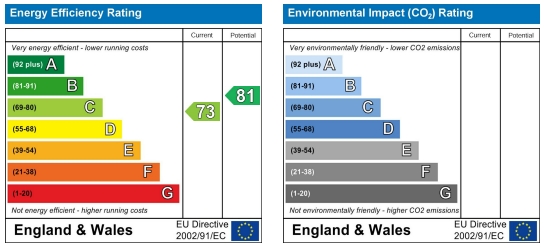
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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