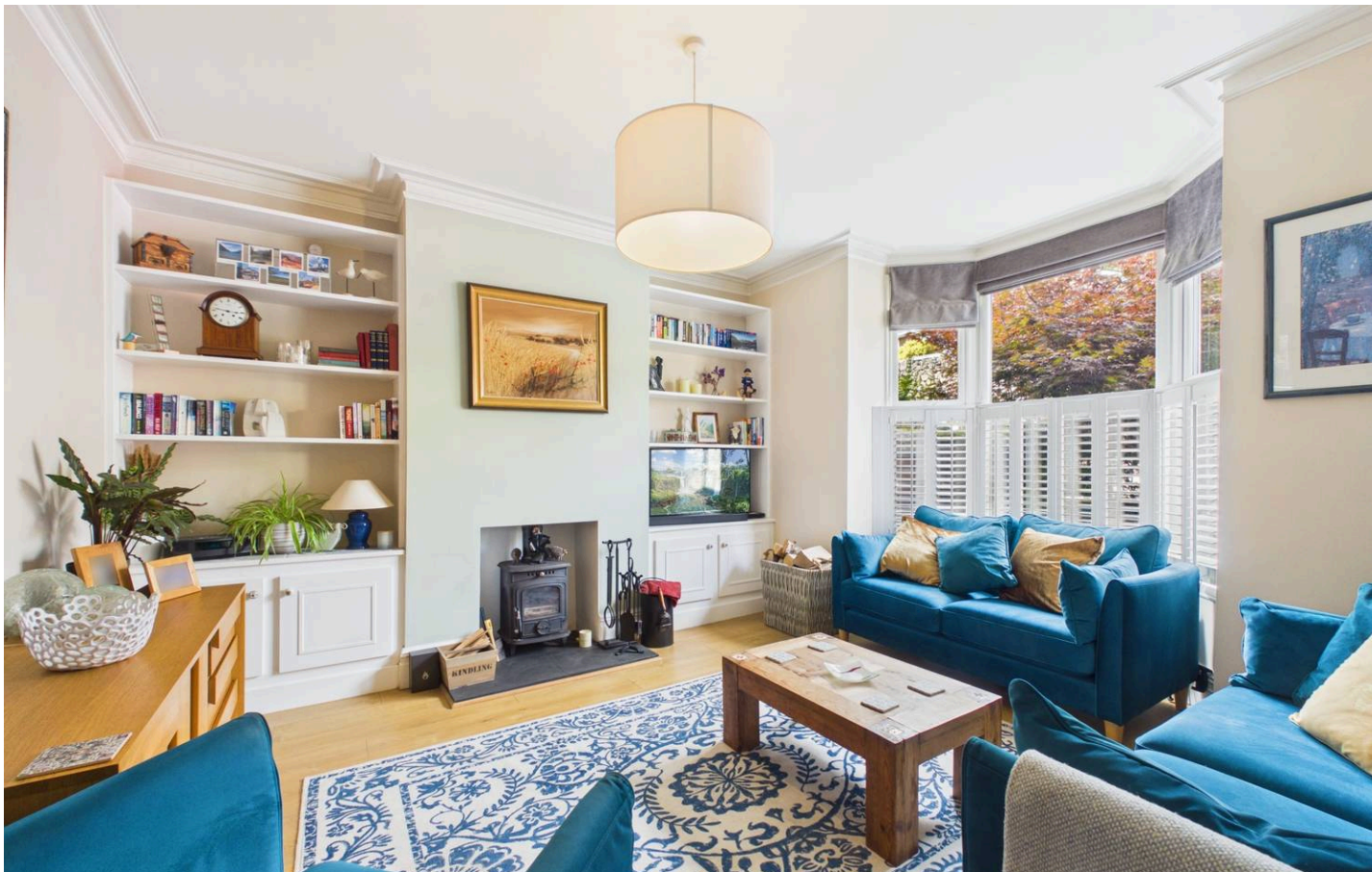




4 Rockvale Villas, Matlock Bath - DE4 3NX
Offers in the region of £380,000



4 ROCKVALE VILLAS

Matlock Bath, Matlock, DE4 3NX

Situated in the sought-after village of Matlock Bath, this attractive stone-built five-bedroom town house offers well-presented and versatile accommodation arranged over three floors. Ideally positioned just a short walk from the village centre, the property is within easy reach of local shops, cafés, restaurants, public houses, schools and popular attractions. Matlock Bath railway station is also close by, providing excellent transport links, along with regular bus routes, while the market town of Matlock is approximately two miles away.

The accommodation briefly comprises an entrance hallway, living room, contemporary kitchen, dining room and WC/utility room to the ground floor. The first floor offers three bedrooms and a family bathroom, with two further bedrooms on the second floor, including the principal bedroom with en-suite shower room. The second-floor landing also provides an ideal space for a cosy reading nook.

Externally, the property enjoys a private, fully enclosed south-facing rear garden, designed for low-maintenance enjoyment. A decked seating area with integrated downlighting provides an excellent space for alfresco dining, while an artificial lawn offers further room for seating or loungers. The garden enjoys lovely far-reaching views towards Lovers Walk and the Heights of Abraham and also benefits from a useful timber shed, ideal for storage or for use as a workshop. To the front is a further enclosed patio garden with a seating area, log store and bin store. The property also benefits from one private off-street parking space to the rear, with additional on-road parking available on Holme Road.



Ground Floor

The property is accessed via a wrought iron gate that opens to an attractive grey & white geometric pathway, via the front patio garden and to the part glazed, front entrance door. This opens into the entrance hallway.

Entrance Hallway

21' 0" x 4' 0" (6.39m x 1.21m)

A welcoming area with wood effect tiled flooring and plenty of space for coat and shoe storage, continuing into the kitchen and a wooden door providing access into the living room.

Living Room

12' 10" x 14' 0" (3.92m x 4.27m)

An inviting room with high ceilings and a front aspect bay window fitted with half-height shutters, offering privacy at eye level while allowing plenty of natural light to fill the space. The attractive multi-fuel log burner, set on a slate hearth, provides a charming focal point and creates a cosy atmosphere for relaxing evenings at home.

Kitchen

12' 4" x 10' 2" (3.77m x 3.09m)

Continuing the wood-effect tiled flooring, this time with the added benefit of underfloor heating, the kitchen also enjoys a rear-facing window overlooking the lovely garden. Fitted with a wide range of white gloss wall, base and drawer units, the room offers an excellent level of storage, complemented by granite work surfaces and an inset sink with an instant boiling water mixer tap. Integrated appliances include an under-counter fridge, NEFF induction hob and a double oven with microwave setting. The worktop extends to create a wooden breakfast bar, providing the ideal spot to enjoy a morning coffee. An opening leads through to the dining room and a wooden door opens to the under-stairs WC/utility room.

Dining Room

9' 8" x 7' 7" (2.95m x 2.31m)

Continuing the wood-effect tiled flooring, this practical and well-appointed room features a rear-facing uPVC double-glazed door, providing direct access to the garden. Along one wall is a range of white gloss wall cupboards, offering excellent storage, with three





units seamlessly concealing integrated appliances including a fridge, freezer and washing machine. There is ample space for a dining table and chairs, while the versatility of the room also lends itself perfectly to use as a cosy snug or playroom, if desired.

WC/Utility Room

4' 6" x 5' 10" (1.36m x 1.77m)

A practical and useful space, fitted with a granite effect worktop incorporating an inset sink with mixer tap, complemented by a gloss base cupboard for additional storage. There is a concealed Geberit dual-flush WC, together with space for a tumble dryer. The room also houses the gas and electricity meters, along with the fuse board.

First Floor

A switchback staircase rises to the first floor where one door leads off to the family bathroom whilst wooden doors for bedrooms two, three and five are accessed from the main landing. A second switchback staircase rises to the second floor.

Bathroom

9' 9" x 8' 8" (2.96m x 2.65m)

A bright and spacious room with wood effect flooring, wooden wall panelling, a rear aspect window with obscured glass and velux roof light window. Fitted with a four piece suite consisting of corner shower cubicle with mains shower over, a dual flush WC, double ended bathtub with central tap and handheld shower head and a vintage basin with chrome washstand. This room also has an extractor fan and a column radiator and there's ample space for a bathroom storage unit too.

Bedroom Two

12' 11" x 11' 11" (3.94m x 3.64m)

A spacious and light-filled room, offering ample space for a king-sized bed. A front aspect uPVC double-glazed window, fitted with half-height shutters & blinds, enjoys views towards High Tor, while two floor-to-ceiling fitted wardrobes provide excellent storage.



Bedroom Three

12' 4" x 11' 9" (3.77m x 3.58m)

Also of king-size proportions, this spacious room features a rear-facing uPVC double-glazed window fitted with full-length shutters, enjoying views towards Lovers Walk. Excellent storage is provided by a full wall of fitted shelving and hanging rails.

Bedroom Five / Study

9' 6" x 6' 0" (2.90m x 1.82m)

Currently utilised as a home office, this versatile room remains of single-bedroom proportions and would comfortably accommodate a single bed. A front-facing uPVC double-glazed window, fitted with half-height shutters & blinds, enjoys views towards High Tor.

Second Floor

A second switchback staircase rises from the first-floor landing to the second floor, where a velux rooflight draws in lots of natural light and the landing provides a versatile area, perfectly suited to creating a cosy reading nook. Wooden doors open into bedroom one and bedroom four.

Bedroom One

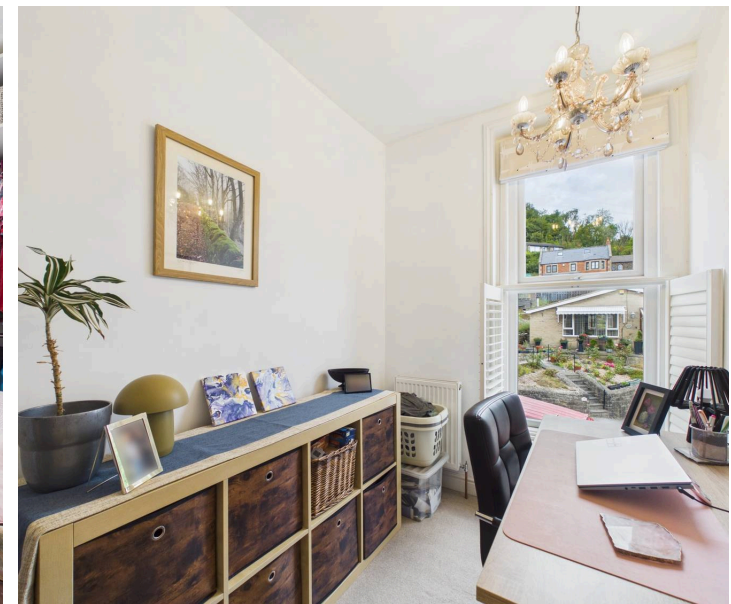
9' 5" x 13' 9" (2.86m x 4.20m)

A well-proportioned king sized bedroom featuring a sloping ceiling and velux rooflight, window, enjoying far-reaching views towards The Heights of Abraham. Whilst more modest in size than some of the other bedrooms, this room benefits from being the principal suite, with a wooden door providing direct access to the adjoining en-suite shower room.

En-suite Shower Room

9' 4" x 3' 11" (2.84m x 1.20m)

A stylish, contemporary, part-tiled room with tiled flooring and a velux rooflight window. The well-appointed three-piece suite comprises a generous double shower cubicle with electric Triton 'Rubie' shower over, a wall-hung wash hand basin with concealed storage drawers beneath and a dual-flush WC. The room is further complemented by useful fitted shelving, an extractor fan and a ladder-style heated towel rail.





Bedroom Four

8' 6" x 11' 11" (2.58m x 3.62m)

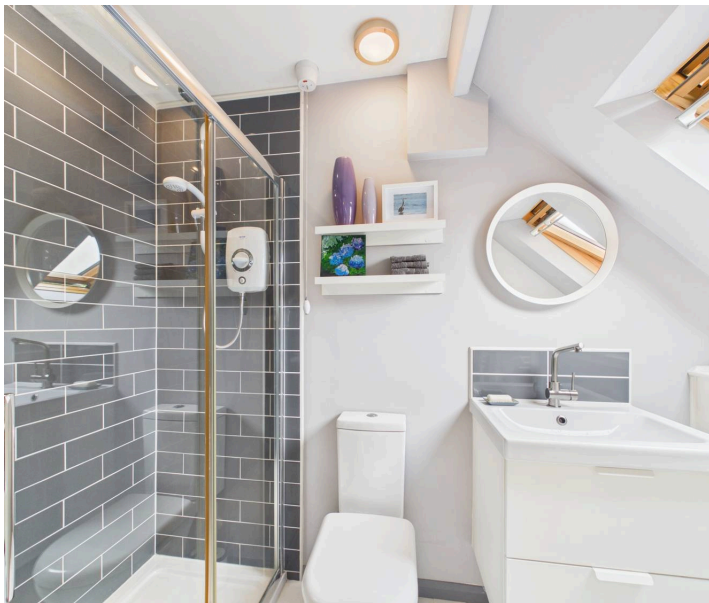
Currently utilised as a charming art studio, this versatile room could accommodate a small double bed. Alternatively, it would comfortably lend itself to a single bed or sofa bed, providing a useful guest bedroom when required. The room features a sloped ceiling and velux rooflight window, enjoying pleasant views towards Lovers Walk.

Council Tax Band Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2026/2027. 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

From our office in Wirksworth, proceed along Harrison Drive in the direction of Cromford. At Cromford Market Place, take a left hand turn onto the A6 in the direction of Matlock. Continue on the A6 through Matlock Bath taking a left turn opposite the The Midland public house onto Holme Road. Continue straight ahead, then follow the road around to the left. The property can be found on the left hand side after a short distance, as identified by our for sale board.





FRONT GARDEN

Fully enclosed by a combination of wrought iron fencing, stone walling and wooden fencing, this attractive patio garden provides an inviting outdoor space, laid with stylish dark grey paving slabs, complemented by an eye-catching grey and white geometric path. There's a beautiful, well-established acer which adds colour and privacy, while a useful log store and bin store provide practical storage.

REAR GARDEN

The property benefits from a private, south-facing and low maintenance rear garden, thoughtfully designed to provide a variety of seating and entertaining areas. A small decked terrace, complete with integrated downlighters, offers a secluded spot for alfresco dining, while an area of artificial lawn provides ample space for further seating, with an original decorative cast-iron fireplace which has been mounted to the wall, creating an attractive and characterful focal point. The garden is fully enclosed by a combination of established hedging, wrought iron and wooden fencing, together with attractive stone walling and enjoying far-reaching views towards Lovers Walk and the Heights of Abraham. Steps lead down to a useful timber shed, offering excellent storage and potential as a workshop, with access beyond to a private parking space.

OFF STREET

1 Parking Space

Accessed from Holme Road, a small road to the left provides vehicular access to the rear of the terrace known as Rockvale Villas. Number 4 benefits from a private parking space situated directly behind the property and adjoining the rear garden. Please note that pedestrian access across the parking space is required by the neighbouring property.





Floor 0



Floor 1



Floor 2



GRANT'S
OF DERBYSHIRE

Approximate total area⁽¹⁾

126.4 m²

1361 ft²

Reduced headroom

5.6 m²

60 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

ALL MEASUREMENTS IN THESE DETAILS ARE APPROXIMATE. NONE OF THE FIXED APPLIANCES OR SERVICES HAVE BEEN TESTED AND NO WARRANTY CAN BE GIVEN AS TO THEIR CONDITION. THE DEEDS HAVE NOT BEEN INSPECTED BY THE WRITER 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.