

CURRAN BIRDS CO

Plot 1, Knowleston Place,

Matlock

OIEO £375,000

CURRAN BIRDS + CO

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



CONTEMPORARY STONE-BUILT TOWNHOUSE IN A CONSERVATION SETTING – Tucked away within Knowleston Place, this beautifully crafted three-bedroom home forms part of an exclusive new development just moments from the heart of Matlock. Built in natural stone and thoughtfully arranged over three floors, the property combines modern design with a setting rich in character. The interiors feel light and refined, with underfloor heating to the ground floor and striking black-framed windows adding a contemporary edge. With Hall Leys Park, the railway station and the town centre all within easy reach, this is a home perfectly suited to professionals, downsizers or those seeking an elegant Derbyshire base.







The Detail

The accommodation is arranged across three well-planned levels, offering both versatility and privacy. The entrance hallway leads to a comfortable lounge and a fitted kitchen featuring modern cabinetry, marble-effect worktops, integrated appliances and a composite sink. A cloakroom and useful under-stairs storage complete the ground floor, which benefits from underfloor heating throughout.

To the first floor are two well-proportioned bedrooms and a stylish family bathroom with contemporary fittings and a heated chrome towel rail. The principal bedroom occupies the entire second floor, creating a private retreat complete with a Velux window and en-suite shower room. Gas central heating serves the upper floors, and double glazing is fitted throughout. Externally, there is access to a communal parking area with both resident and visitor spaces, along with low-maintenance frontage.


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The Location

Knowleston Place sits within one of Matlock's most charming conservation areas, just a short stroll from the town centre. Everyday essentials are easily covered with independent shops, cafés and restaurants lining the high street, while larger supermarkets and amenities are close by. Hall Leys Park is moments away, offering open green space, riverside walks and leisure facilities that shape daily life in the town. Matlock railway station provides direct connections for commuters, and the surrounding Peak District countryside offers endless opportunity for walking and exploring. The balance here is rare – heritage surroundings, practical convenience and the ease of having everything within walking distance.







The *Particulars*

- Exclusive Stone-Built Townhouse Within A Conservation Setting
- Arranged Over Three Well-Planned Floors
- Underfloor Heating To The Entire Ground Floor
- Contemporary Fitted Kitchen With Integrated Appliances
- Spacious Lounge With Excellent Natural Light
- Two Generous First Floor Bedrooms And Modern Family Bathroom
- Private Top Floor Principal Suite With En-Suite Shower Room
- Double Glazing And Gas Central Heating To Upper Floors
- Communal Resident And Visitor Parking Area
- Walking Distance To Matlock Town Centre, Hall Leys Park And Railway Station

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Size

Approx 731.95 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

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Let's *Talk*

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