



## Gritstone Road, Matlock, DE4 3GD

Located within walking distance of primary and secondary schools, this elegant family home is in immaculate condition. The home has a private driveway and detached garage-workshop, a modern kitchen, bathroom and beautiful well-loved garden. A new boiler was installed in autumn 2024 and has a 10 year warranty.

Situated towards the end of a long sweeping cul-de-sac, the home has great kerb appeal with a driveway and neat lawn in front of the home. On the ground floor, the entrance hallway leads through to the sitting room, kitchen-diner and conservatory. To the first floor are three bedrooms and the contemporary bathroom. The rear garden has been well-tended over many years and includes a dining patio, raised decked areas, lawn and pond. The garage has space for a small vehicle but is currently set up as a workshop.

Gritstone Road is located in the north-eastern corner of Matlock, close to open countryside. It is located just a short walk from primary and secondary schools, parks, public houses, Lumsdale Waterfall and the bustling Smedley Street neighbourhood. Matlock town centre is a short drive away and the treats of the Derbyshire Dales and Peak District are close by too. The A632 connecting Matlock to Chesterfield is within a two minute walk and from here you can catch direct buses to those two towns and beyond to Wirksworth and Sheffield.

- Immaculate detached 3 bedroom home
- Driveway parking for 2 vehicles and detached garage-workshop
- New boiler 2024 with 10 year warranty
- Walking distance to schools and countryside
- EPC rating C
- New kitchen with Karndean flooring fitted 2018
- New bathroom fitted 2014
- Beautiful garden with dining areas and pond
- Conservatory added 2008
- Bespoke professional joinery cabinets and features

**£360,000**

# Griststone Road, , Matlock, DE4 3GD

## Front of the home

A low wall forms the front boundary, with space for two vehicles to park side-by-side on the driveway to the right. The neat lawn has well-stocked flower beds on three sides, whilst a timber fence forms the boundary on this side. The driveway continues alongside the right of the home - with space to drive or park a small hatchback - up to the detached garage-workshop. An arched entrance leads into the rear garden and there is a half-glazed uPVC door into the kitchen.

Enter the home through the modern composite front door with chrome handle, letterbox and knocker.

## Entrance Hallway

This impressive entrance to the home has solid pine flooring, a radiator, recessed ceiling spotlights and a bespoke fitted cupboard at the end (built by the current owner, a professional joiner). The staircase on the right has an under-stairs cupboard below. A door with chrome handle opens into the sitting room and on through to the kitchen-diner and conservatory.

## Sitting Room

13'1" x 10'9" (4 x 3.3)

With a large south-facing window, this room is flooded with natural light and has a lovely aspect looking out to the wide street scene. The carpeted room has a radiator and space for a ceiling light fitting. The remote control electric fire is set within a marble surround and hearth, with an oak mantelpiece fashioned from a former church pew (also created by the current owner).

## Kitchen-Diner

17'6" x 10'5" (5.35 x 3.2)

With high quality Karndean flooring, this spacious room has space on the left for a 4-6 seater dining table. In this area there are two radiators, recessed spotlights and double patio doors to the conservatory.

To the right, the modern kitchen was fitted in 2018. It includes distinctive granite worktops including a breakfast bar with space for two stools beneath. There are a range of low level cabinets and drawers, including a Bosch dishwasher and AEG washing machine. Beneath the wide window looking out to the rear garden is an integral 'Blanco' stainless steel sink with chrome mixer tap. To the right is an integrated four-ring AEG induction hob with extractor fan and more high and low level fitted cabinets.

Beyond the half-glazed uPVC door to the side of the home is a full-height cupboard, where the Worcester boiler (installed December 2024) has the remainder of the 10 year warranty. To the right, double AEG ovens are set within a tall cabinet unit with full-height fridge-freezer on the left and pantry cupboard on the right.

## Conservatory

9'8" x 9'8" (2.95 x 2.95)

This lovely bright room was added in 2008. With a wooden floor and vaulted ceiling with fan-light, the room's opaque roof helps to maintain the temperature, keeping it nice and cool in summer. There is a radiator, wide window sills and double patio doors directly out to the rear garden.

## Stairs to first floor landing

Carpeted stairs with an oak banister and handrails on the left lead up to the first floor landing. There is a window on the right, recessed ceiling spotlights and a loft hatch (with pull-down ladder to the loft, which has lighting and power points). Matching white panelled doors with chrome handles lead into the bathroom and three bedrooms.

## Bathroom

8'2" x 7'0" (2.5 x 2.15)

We adore this room, with a huge bath, large shower cubicle, porcelain floor tiles and floor-to-ceiling tiled walls. On the left, the cubicle has sliding glass doors and houses a mains-fed shower. The wide vanity unit has a ceramic sink with chrome mixer tap and cabinets below. The standout feature is the curved bath with centrally-positioned chrome mixer tap, meaning you can truly stretch out and relax. There is also a ceramic WC, chrome heated towel rail, recessed ceiling spotlights, two patterned double glazed windows with deep sills and an extractor fan.



### Bedroom One

10'9" x 10'2" (3.3 x 3.1)

This large double bedroom at the rear has great views over the rear garden. The carpeted room has a radiator, ceiling light fitting and full-height fitted cupboard with lots of shelving.

### Bedroom Two

13'1" x 9'10" (4 x 3)

This largest bedroom is located at the front of the home and has views over rooftops opposite to the hilly countryside and Riber Castle. This bedroom is carpeted and has a ceiling light fitting and several fitted wardrobes and dressing table unit.

### Bedroom Three

9'6" x 7'2" (2.9 x 2.2)

Also located at the front of the home, this single bedroom is carpeted and has a radiator, ceiling light fitting and panelled walls on the bottom half of the walls. A useful over-stairs cupboard/wardrobe has a hanging rail and shelving.

### Detached Garage-Workshop

With an up-and-over door at the front, you can also access the garage via a door from the garden - and a window brings natural light in too. It has a concrete floor, two strip lights, work benches, cabinets, power points and space for a tumble dryer or other appliances.

### Rear Garden

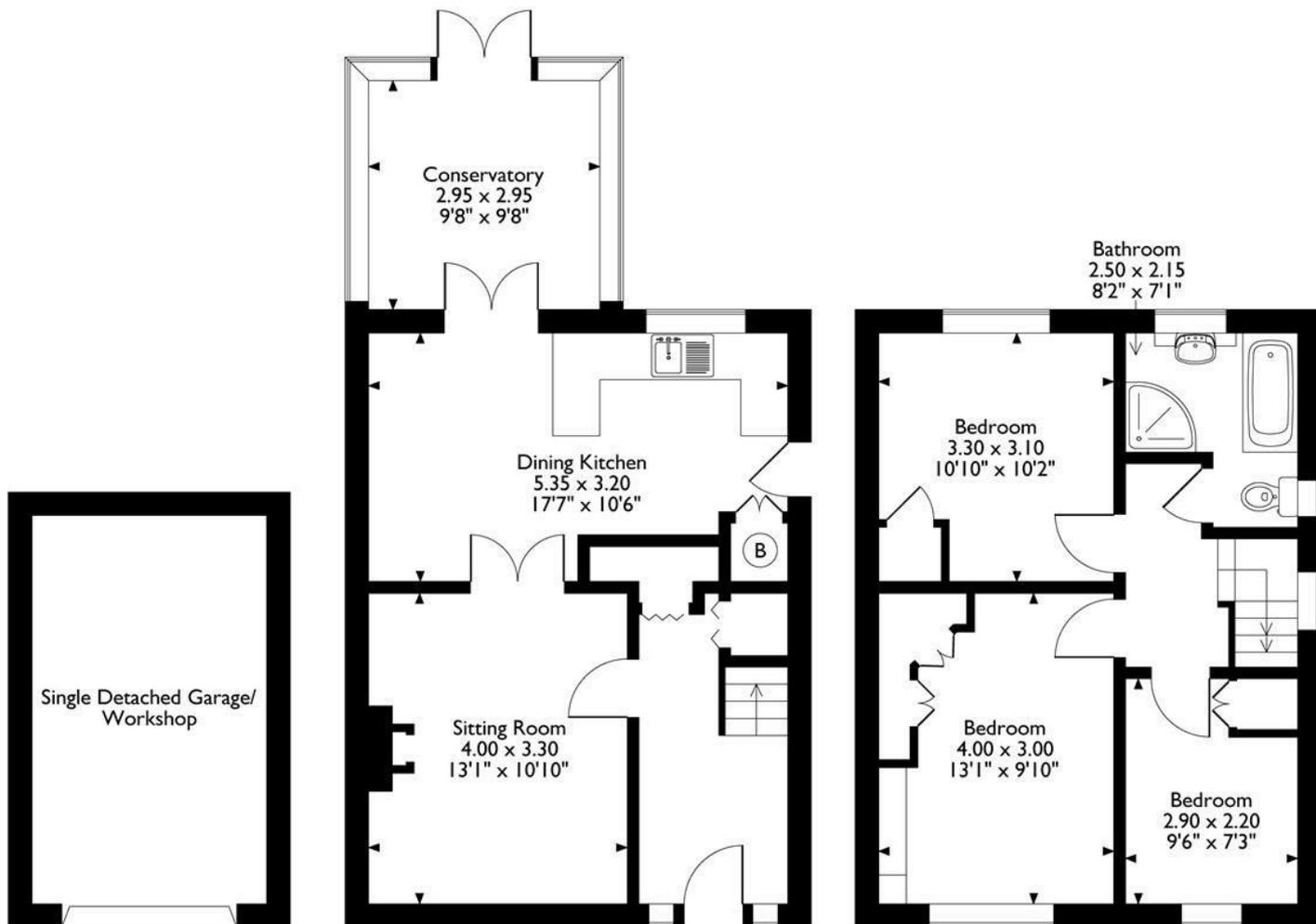
Lovingly tended over many years, we love this pretty garden, which is perfect for all the family. It has a dining patio, two raised decked areas, a pond with waterfall and lawn surrounded by colourful flower beds. These flower beds include a silver birch tree, golden bell forsythia, daffodils and young Japanese maple tree. There is space and hard-standing for a shed up on the right.

A wall and timber fence form the left-hand and end boundaries, with a tall privet hedge on the right. On the exterior of the house are a wall-mounted tap and light, with space for outdoor storage beside the conservatory.

This is a wonderful space for family and friends to gather, relax and play in a private, secure and peaceful place.



48 Gritstone Road  
 Approximate Gross Internal Area  
 88 Sq M / 947 Sq Ft  
 (Excluding Garage/Workshop)

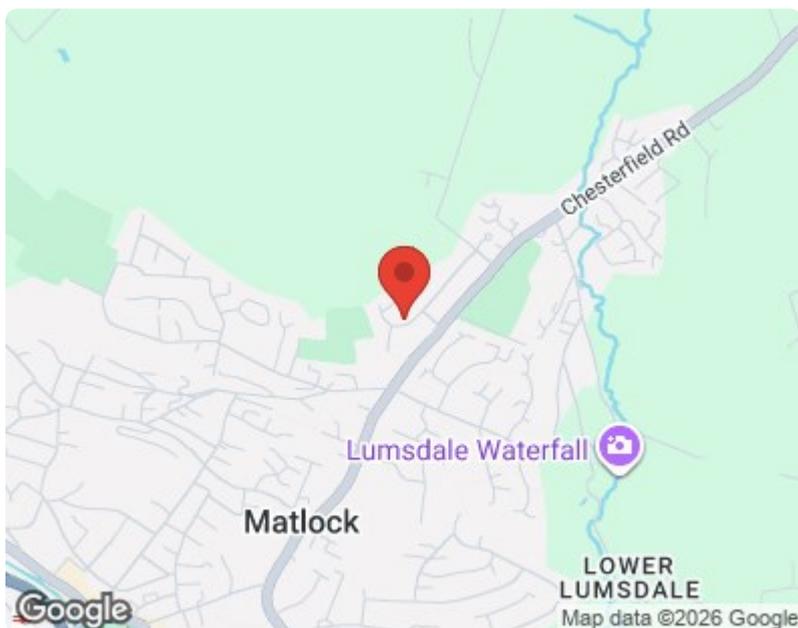


Garage/Workshop

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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