BRICKS + MORTAR

Hurds Hollow,
Matlock, DE4 3LA

Occupying a corner plot and with elevated, panoramic views, this pretty detached home has a driveway and EV charging point, detached garage, three ground floor reception rooms and gardens to the front, side and rear. Within walking distance of the town centre, schools, leisure centre and countryside walks, it's a wonderful family home in a splendid location.

On the ground floor, the entrance porch and hallway lead through to the sitting room, dining room, kitchen, utility room and garden room. To the first floor are two double bedrooms, a roomy single bedroom, bathroom and separate WC. There are pleasant gardens to the front, side and rear, together with a Tarmac driveway and detached garage.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Stone-built detached family home
- Opposite primary school
- Elevated panoramic views
- Original features and natural feel throughout
- Driveway parking for 2-3 vehicles
- Walking distance to Matlock town centre
- Large corner plot with front, side and rear gardens
- Detached garage
- EV charging point
- Three reception rooms (garden room could be 4th bedroom)

£345,000

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Front of the home

This attractive stone-built detached house is located on a corner plot. A dry stone wall forms the front boundary, with double decorative iron gates to the Tarmac drive with space for 2-3 vehicles to park in front of the detached garage. There is a wall-mounted EV charging point and tap to the left.

Immediately in front of the home is a paved patio with space for seating and a small dining set, from which you can enjoy the stunning views. The flower bed is packed with bushes and plants and a path around the left of the home goes to the rear garden. The triangular lawn on the right is bordered by flower beds including cypresses and Portuguese laurel trees. A path with decorative iron gate passes between the house and garage to the rear garden.

Enter the home through the half-glazed uPVC front door into the entrance porch.

Entrance Porch

With a gabled roof and tiled floor, this is the perfect space to kick off footwear after a hearty local walk. With tall windows on three sides, it's a bright entrance to the home. There are stained glass windows beside and above the glass-panelled door with brass handle which leads into the entrance hallway.

Entrance Hallway

The wide and welcoming hallway has oak-effect laminate flooring, a high ceiling with light fitting, radiator and space for a sideboard on the left. There is a solid pine staircase on the right and matching panelled doors lead directly into the sitting room and kitchen.

Sitting Room

11'1" x 10'7" (3.4 x 3.24)

A lovely bright room thanks to the wide south west facing bay window, with great elevated views. This carpeted room has a radiator, ceiling light fitting and an additional tall window in the corner. The working open fire with iron grate and brick surround takes pride of place and there is an open entrance through to the dining room.

Dining Room

12'1" x 11'1" (3.7 x 3.4)

Situated beside the kitchen, there is room for a 6-seater dining table. The carpet flows seamlessly through from the sitting room and the focal point is the ornate wooden mantlepiece and hearth - the gas supply is capped and can be reinstated. The room has a radiator, ceiling light fitting, window and an archway to the garden room.

Kitchen

13'0" x 8'0" (3.98 x 2.45)

The laminate flooring flows through from the hallway. A large south facing window has pleasant views of the side garden and, beyond, over rooftops to the hills. A door immediately on the right opens to reveal the large pantry cupboard.

The long worktop with tiled splashbacks includes a stainless steel sink and drainer with chrome mixer tap, with space and plumbing below for a washing machine. The range of high and low fitted cabinets include a glass-fronted display case. There is also an integral four-ring gas hob with oven below and extractor fan above. At the end is space for a fridge-freezer. The room also includes a radiator, ceiling light fitting and space for a breakfast dining set. An open archway leads through to the utility room.

Utility

The worktop has space below for a refrigerator or freezer and the cabinet houses a Worcester boiler. There is a half glazed uPVC door to the garden, driveway and garage, with a ceiling light fitting and loft hatch overhead. A door on the left leads into the garden room.

Garden Room

10'7" x 9'10" (3.24 x 3)

Currently a second lounge, this could also be an additional ground floor bedroom. The carpeted room has a radiator, ceiling light fitting, archway through to the dining room and wide double glass-panelled doors to the rear garden.

Stairs to first floor landing
Painted wooden stairs with a banister on the left and handrail on the right lead up to the landing, which also has painted wooden floorboards. There is a radiator, frosted double glazed window, ceiling light fitting and full-height over-stairs cupboard with plenty of shelving. Matching panelled doors with brass handles lead into the bathroom, three bedrooms and WC.

Bathroom
5'10" x 5'4" (1.78 x 1.65)
The bathroom has tile-effect vinyl flooring, a chrome heated towel rail, frosted double glazed window, extractor fan, recessed ceiling spotlights and walls which are mostly tiled. The bath has a chrome mixer tap with mains-fed shower above and the ceramic WC has chrome taps.

Bedroom One
8'7" x 8'0" (2.64 x 2.46)
Currently a guest room and home office, this room has exposed floorboards, a radiator and ceiling light fitting. The room has views over the rear garden.

Bedroom Two
12'1" x 10'7" (3.7 x 3.24)
This large double bedroom at the rear of the home has a wide window overlooking the rear garden. The exposed floorboards and original decorative iron fireplace give the room a lovely natural feel. The room has a ceiling light fitting, radiator and plenty of space for a bed and furniture.

Bedroom Three
10'7" x 9'10" (3.24 x 3.01)
Another large double, at the front of the home, this room has elevated panoramic views of the hills to the south, west and north of Matlock. This room also has exposed floorboards, radiator and ceiling light fitting.

WC
4'7" x 2'7" (1.4 x 0.8)
With tile-effect vinyl flooring, a tall frosted double glazed window, ceiling light fitting and ceramic WC.

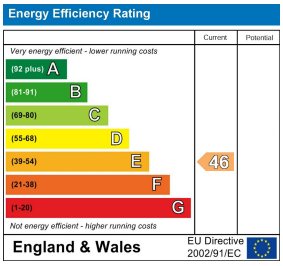
Rear Garden
A dining patio is bordered by raised flower beds and four steps lead up to the lawn. This includes a small orchard of cherry, plum and apple trees, dessert gooseberry bush and raspberries. A path leads to a raised gravel area with a sheltered seating and dining area.

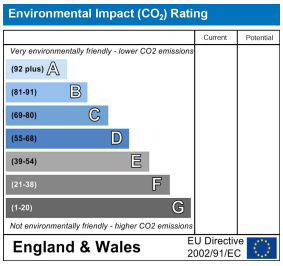
Detached Garage
With an up-and-over door and side window.

54 Hurds Hollow
Approximate Gross Internal Area
94 Sq M / 1012 Sq Ft
(Excluding Garage)

Garage **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.





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