BRICKS + MORTAR

Hurst Rise,
Matlock, DE4 3EP

With no upward chain, this well-presented family home has a beautiful, well-stocked south-facing garden, driveway parking for two vehicles and is within walking distance of schools, parks and the town centre. Offering excellent value for money, the oven and kitchen appliances are included and the home has spacious rooms throughout, with brick outbuildings offering additional storage space.

On the ground floor, the entrance hallway leads through to the sitting room and dining area, breakfast kitchen and pantry. To the first floor are three bedrooms and family bathroom. At the front of the home is an easy-maintenance garden beside the driveway and at the rear is the stunning garden with dining patio and outbuildings.

Hurst Rise is located on the south-eastern edge of Matlock, with local walks to nearby Lumsdale Waterfall and the surrounding countryside. 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.

- Very well-presented 3 bedroom home
- New combi-boiler 2023
- Council Tax band B
- Modern uPVC double glazing fitted circa 2019
- Beautiful, well-stocked south-facing garden
- Oven and kitchen appliances included
- Walking distance to schools and town centre
- Driveway parking for 2 vehicles
- NO UPWARD CHAIN and vacant possession
- Large sitting room with dining area

£185,000

Hurst Rise, , Matlock, DE4 3EP

Front of the home

The tarmac drive has space for two vehicles to park. There is a timber fence on the left and stone pillar on the right. A timber picket fence forms the front boundary. Steps with a handrail lead down to a path at the front of the home to the front door and a timber gate to the rear garden. The front garden is mainly gravelled, with well-stocked flower beds on all sides. It's a pretty first impression, with views to verdant hillsides in the distance.

Enter the home through the half-glazed uPVC front door.

Entrance Hallway

This lovely entrance to the home has space under the stairs on the left for storage. The hallway is carpeted and has a radiator, ceiling light fitting and space for furniture. Stairs to the first floor are on the left and matching white panelled doors lead into the sitting room, dining area and breakfast kitchen.

Sitting Room and Dining Area

21'10" x 11'11" (6.66 x 3.65)

Previously two separate rooms, this is now a roomy and light dual aspect room. The dining area on the right is carpeted and has a wide north-facing window looking out to the front garden, a radiator and ceiling light fitting. The two alcoves both have fitted shelving and the right-hand alcove has a meter cupboard below the shelves. There is plenty of space for a 4-6 seater dining table.

The carpet flows seamlessly to the elegant sitting room with a wide south-facing window with views to the beautiful garden. There is a radiator, ceiling light fitting and gas fire set within an attractive marble hearth and surround.

Breakfast Kitchen

10'0" x 9'0" (3.05 x 2.75)

Another light room with a large south-facing window, this room has a modern fitted kitchen, radiator, laminate flooring and doors to the pantry and rear garden. In the centre, there is space for a four-seater breakfast table.

From the left, the L-shaped worktop has space and supply for a gas oven with extractor fan above. The 1.5 stainless steel sink and drainer with chrome mixer tap is situated beneath the large window. A range of fitted high and low level cabinets include a Bosch washing machine and, to the right, a fridge-freezer.

Pantry

This very useful room has lots of shelving, power points and a tall window.

Stairs to first floor landing

A wooden staircase with runner carpet and banister on the left curves up past a tall window to the first floor landing. At the landing there is a window, radiator, ceiling light fitting and loft hatch. The huge over-stairs cupboard has a Worcester boiler (fitted 2023) at the far end and lots of shelf space for storage. Matching white panelled doors with chrome handles lead into the three bedrooms and bathroom.

Bedroom One

11'11" x 9'10" (3.65 x 3)

This double bedroom at the front of the home is carpeted and has a radiator, ceiling light fitting and art-deco type surround to the fireplace (now used solely for display). A cupboard with shelving and coat hooks provides useful storage.

Bedroom Two

11'11" x 11'9" (3.65 x 3.6)

This large double bedroom at the rear also has an ornate fireplace used for display. The room is carpeted and has a radiator, ceiling light fitting and wonderful views over the rear garden and to the woodland immediately beyond.

Bedroom Three

10'2" x 9'0" (3.1 x 2.75)

Also at the rear of the home, this single bedroom could also be a home office or nursery. It is carpeted and has a ceiling light fitting and radiator.

Bathroom

7'0" x 5'6" (2.15 x 1.7)

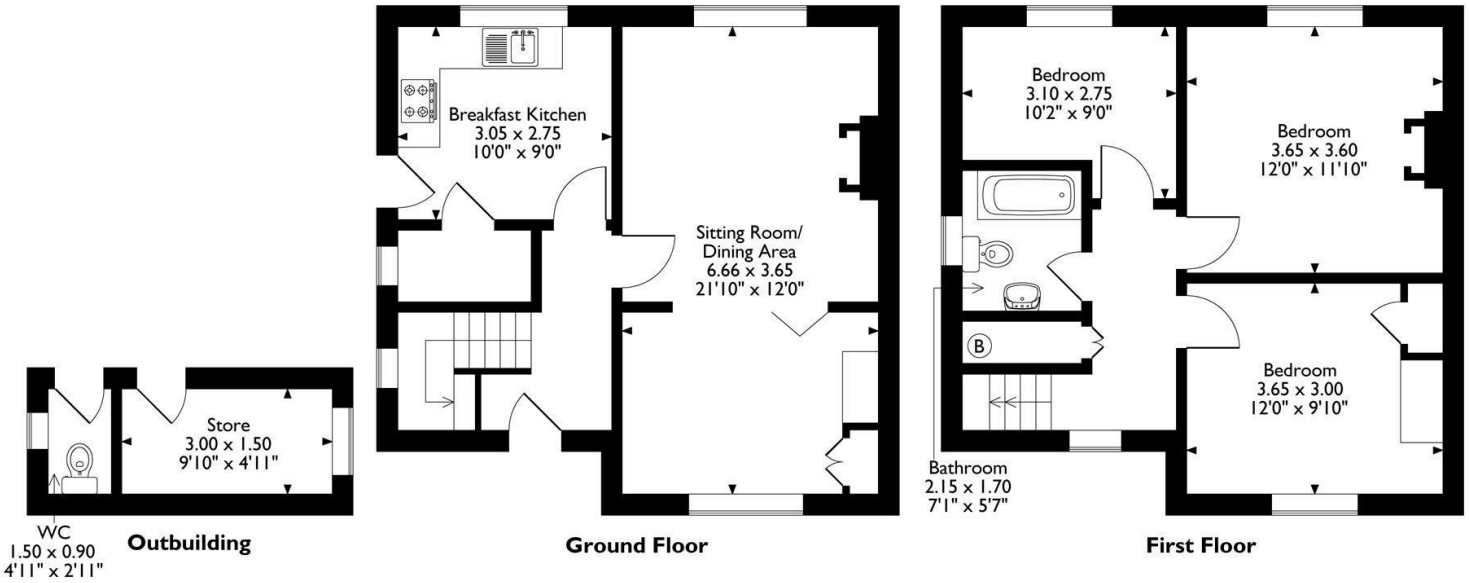
The bath on the right has a chrome mixer tap, pivoting glass screen and electric Mira shower over. There is a ceramic WC and matching ceramic pedestal sink with chrome mixer tap. The room also has a tiled floor, radiator, ceiling light fitting and frosted double-glazed window.

Rear Garden

Lovingly maintained over a number of decades, this beautiful, impressive garden is a fantastic space in which to relax and potter. Accessed from the breakfast kitchen and gate from the front garden, there are two outhouses on the left. The larger outhouse has a window and lots of space for storage, whilst the right-hand room has a ceramic WC.

The south-facinggarden has timber fenced borders on three sides and a large dining patio at the near end, with plenty of space for outdoor dining and seating. The garden is stocked with a range of mature and colourful plants and trees including a distinctive smoke tree in the centre of the lawn. The flower beds are bursting with colour including poppies, Siberian iris and bistort - it's a gardener's paradise. A path runs through the centre of the garden to the gate at the bottom, which opens onto a public footpath.

36 Hurst Rise
Approximate Gross Internal Area
91 Sq M / 980 Sq Ft



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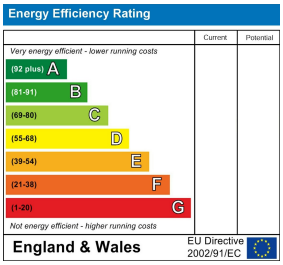

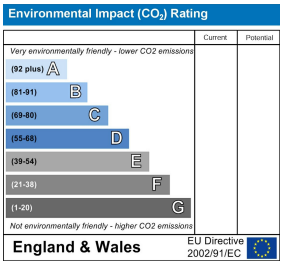

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