



## New Street, Matlock, DE4 3FH

Having been upgraded to a very high standard, this home includes a new kitchen, underfloor heating, new flooring, a new boiler fitted in summer 2025 and new radiators. With a beautiful bathroom, wood-panelled walls, fitted wardrobes and elegant decor throughout, this is a very attractive home which has been future-proofed thanks to the quality improvements.

On the ground floor, the entrance hallway leads through to the living room and kitchen-diner, with doors down to the cellar and out to the courtyard garden. On the first floor are two double bedrooms and the family bathroom. The second floor double bedroom is spacious, thanks in part to the well-designed fitted wardrobes.

Located just below Smedley Street - a bustling neighbourhood with micropubs, artisan retailers, a deli and salons - New Street is also a short walk into the town centre. Schools, parks and riverside walks are also close by. 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 Heights of Abraham, including the iconic cable cars, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Significantly improved 3 bedroom home across three storeys
- Gorgeous, stylish bathroom and elegant living room
- Council Tax band B
- Easy-maintenance courtyard garden and cellar with two rooms
- New fitted kitchen with Cookmaster stove
- New boiler fitted summer 2025
- Short walk to town centre and Smedley Street neighbourhood
- Well-designed built-in wardrobes
- New flooring, radiators and underfloor heating
- Close to schools and parks

**£260,000**

## Front of the home

This impressive and attractive stone built house is located on a quiet street near the town centre, with plenty of on-street parking. Enter the home through a half-glazed wooden door into the entrance porch.

## Entrance Porch

This useful space has a tiled floor, panelled walls and, on the right, fitted shoe cabinets and shelving. It's the perfect spot for kicking off shoes after a hearty local walk. The part-glazed pine door with stained glass windows opens into the entrance hallway.

## Entrance Hallway

With solid pine flooring, the hallway has a high ceiling with light fitting, a radiator and decorative arch overhead. Matching pine doors lead into the living room and kitchen-diner, with stairs to the upper floors on the right.

## Living Room

12'1" x 11'3" (3.69 x 3.45)

The solid pine flooring continues into this elegant room, which is stylishly decorated. A modern bioethanol fire is set upon a tiled hearth within the fireplace, with a solid oak mantelpiece above. Alcoves each side have low-level cabinets and shelving above. The large window brings lots of natural light in and the room has a radiator, skirting boards and picture rail.

## Kitchen-Diner

14'7" x 11'2" (4.45 x 3.42)

We adore this significantly updated kitchen-diner. There is underfloor heating beneath the flagstone flooring and a tall contemporary radiator on the right. Immediately on your left is space for a 6-8 seater dining table. The bespoke bench seating with integral storage may be available by separate negotiation.

The newly fitted kitchen has a solid pine worktop, within which is a large ceramic Belfast sink with heritage-style brass mixer tap below the large south-facing window. The range of high and low level cabinets include an integral washing machine and integrated Bosch refrigerator. An Ideal boiler is located in the top-right cupboard.

Set within the substantial original fireplace is a Cookmaster stove with hob, warming plate and ovens - with an extractor fan and oak beam above. The cute high level cupboard in the top corner sits above the door into a shelved larder space, with steps down to the two-room cellar. The kitchen-diner also includes wall lights, two ceiling light fittings and a half-glazed door to the courtyard garden space.

## Cellar

14'2" x 12'1" and 8'7" x 6'1" (4.32 x 3.69 and 2.62 x 1.86)

With lots of useful larder shelving at the top of the stairs, stone steps with a handrail on the left lead down to these cellar rooms. There are ceiling light fittings at the top of the stairs and in both rooms, as well as several power points. Both rooms have concrete floors and are perfect for additional appliances (such as a fridge-freezer) and have ample storage.

## Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the roomy landing, which opens out left and right. There are two ceiling light fittings, a radiator and space on the right for a storage unit. Matching panelled doors lead into two double bedrooms and the family bathroom.

## Bedroom One

11'3" x 7'10" (3.45 x 2.39)

Currently set up as a combined home office and guest room with double sofa bed, this double bedroom at the rear of the home is carpeted. It has a contemporary slate-grey radiator and high ceiling with coving and a light fitting. The recessed wardrobe/cupboard with hanging rail creates plenty of space in the room for a bed and furniture.



## Bathroom

8'0" x 6'2" (2.44 x 1.9)

We absolutely adore this gorgeous room, with dark emerald green tiles and heritage-style bathware and radiator. The large bath has a chrome mixer tap in the centre, meaning you can truly stretch out and relax. There is a mains-fed shower over, with monsoon shower head, separate hand-held attachment and pivoting glass screen. The bathroom also has a ceramic WC and beautiful ceramic pedestal sink with chrome taps. There are recessed ceiling spotlights, a porcelain tiled floor and deep-set window.

## Bedroom Two

12'2" x 10'0" (3.72 x 3.05)

This large double at the front of the home has good quality carpet over the wooden floorboards and a stylish panelled wall. The large window opens fully, which is great for airflow on a hot day. The room includes a radiator and ceiling light fitting.

## Stairs to second floor landing

Carpeted stairs with a banister on the right have space at the turn for storage. At the top is a ceiling light fitting and two exposed overhead beams. A bevelled pine door on the right opens to reveal a recessed wardrobe with shelving. A light oak fire door opens into Bedroom Three.

## Bedroom Three

19'1" x 12'1" (5.82 x 3.7)

Occupying the entire top floor, this large double bedroom really does have the wow factor. Two large Velux windows bring lots of natural light flooding in and there are two oak beams. On the right, the cleverly-designed wardrobes fit into the tall eaves, with plenty of hanging rails and cabinets. This leaves plenty of space in the bedroom, as evidenced by the superking bed and additional furniture. This lovely bright room is carpeted and has a radiator and recessed ceiling spotlights.

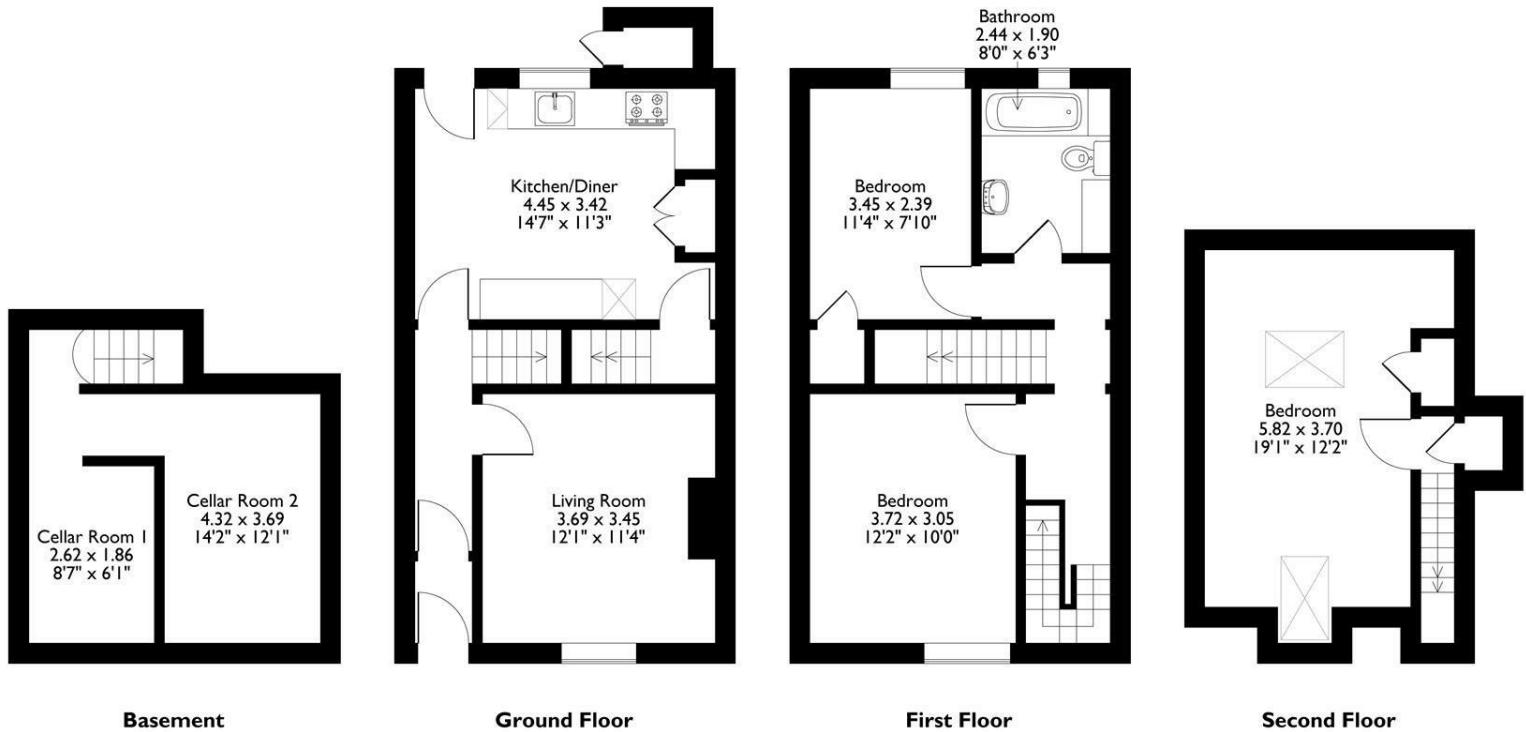
## Courtyard Garden

Accessed from the kitchen-diner and via a gate to a path at the rear, this is a great outdoor space with fitted benches, two wall-mounted lights and space for seating or dining. It's a wonderful space to mix with friends and family between here and the adjacent kitchen-diner. A stone wall forms the boundary and there is an outhouse with WC.

N.B. New EPC pending



**58 New Street**  
**Approximate Gross Internal Area**  
**112 Sq M / 1206 Sq Ft**  
**(Excluding Store)**



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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