



£249,950

Hodder Close, Matlock DE4 5NH

Terraced House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Modern Mid Town House
- 3 Bedrooms, 1 Reception Room
- En Suite to Master Bedroom
- Driveway & Garage
- Highly Regarded Village Location
- No Chain
- Ideal First Home Or Down Size
- Walking Distance To Local Amenities
- View Absolutely Essential!
- COUNCIL TAX BAND D

Property Description

New to the market is this modern town house located in the highly regarded village of Crich close to Belper and Matlock. Offering 3 bedrooms, en-suite to master bedroom, parking and garage we expect interest to be high.

Main Particulars

Offered with no upward chain and located within a highly regarded village close to the towns of Belper and Matlock is this modern town house positioned in quiet cul-de-sac. The property briefly comprises of entrance hall, cloakroom/WC, kitchen and well proportioned living room. To the first floor a landing leads to 3 bedrooms with the master having en-suite shower facility and additional family bathroom. Externally the property offers a well cared for front garden and enclosed rear garden, garage and parking space. We recommend the property will ideally suit those looking to downsize and first time buyers and an early internally inspection should be undertaken to avoid disappointment.

Entrance Hallway

3.63m x 0.88m (11' 11" x 2' 11") Entered via hardwood door from the front elevation, tiled floor covering, wall mounted radiator, wall mounted electric thermostat control, staircase to 1st floor landing with useful under stairs storage alcove. Internal doors access all ground floor rooms - cloakroom, kitchen and lounge.

Kitchen/Breakfast Room

3.64m x 2.70m (11' 11" x 8' 10") Mainly comprising of range of all base mounted units with roll-top work surface incorporating a one and a half bowl sink drainer unit with mixer taps and tiled splashback areas. Integrated electric oven, 4 ring gas hob with pull out extractor canopy over, spotlights to ceiling, integrated dishwasher and fridge/freezer and undercounter space and plumbing for washing machine. Tiled floor covering, wall mounted radiator and space for dining table.

Cloakroom

1.77m x 0.74m (5' 10" x 2' 5") With the continuation of the tiled floor covering from the entrance hallway, low-level WC and pedestal wash hand basin with tiled splashback. Wall mounted radiator, wall mounted extractor fan and RCD unit.

Living Room

3.66m x 4.50m (12' 0" x 14' 9") With double glazed patio doors to the rear elevation accessing a rear timber decking terrace, wood effect laminate floor covering, TV point, satellite and wall mounted radiator.

First Floor

Landing

With internal doors giving access to all bedrooms, family bathroom and ceiling mounted loft access point.

Bedroom 1

3.29m x 2.80m (10' 10" x 9' 2") With double glazed window, wall mounted radiator, TV point, decorative coving and a range of fitted wardrobes providing ample storage

in hanging space. Internal door lead to :-

En-Suite

1.74m x 1.61m (5' 9" x 5' 3") Comprising of a three piece suite to include WC, pedestal wash hand basin and shower cubicle with wall mounted mains fed shower and attachment over. Part tiling wall, wall mounted radiator, airing cupboard, double glazed obscured window and wall mounted electric shaver point.

Bedroom 2

2.03m x 2.60m (6' 8" x 8' 6") Double glazed window, wall mounted radiator and TV point.

Bedroom 3

2.82m x 1.81m (9' 3" x 5' 11") With double glazed window to the rear elevation and wall mounted radiator.

Bathroom

1.90m x 1.71m (6' 3" x 5' 7") Comprising of a three piece white suite containing WC, pedestal to wash hand basin and panelled bath with shower attachment over. Part tiling to walls, vinyl floor covering, wall mounted radiator and wall mounted electrical shaver point.

Outside

To the front elevation is a low maintenance garden with stocked gravelled borders and paved pathway, driveway parking providing access to the single garage, which has power and lighting.

The rear garden benefits from a full width timber decking terrace with steps leading down to a lawn area with stocked borders and range of mature hedge-row providing a high level of privacy from neighbouring properties. The garden is enclosed by timber fence boundaries and offers an outside tap, wooden garden shed and lighting.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

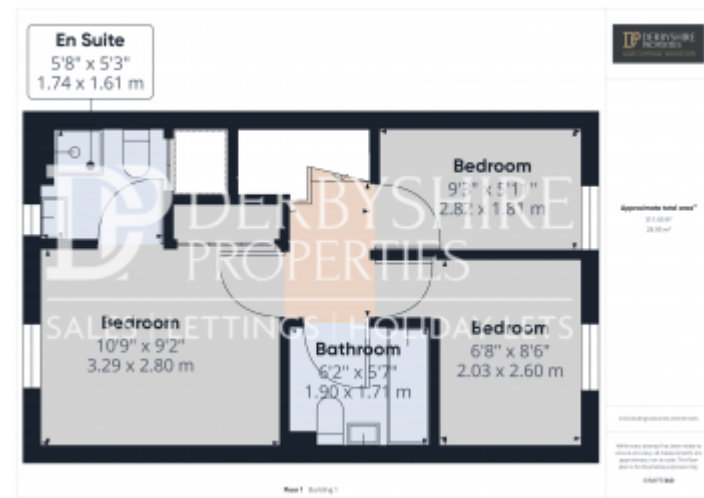
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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