



10 Mooredge Drive, Matlock - DE4 5LW
£415,000



10 MOOREDGE DRIVE

Matlock, Matlock

Situated in a sought-after cul-de-sac on the outskirts of the historic town of Matlock, this immaculately presented detached bungalow enjoys a highly desirable residential setting. Tucked away in a peaceful location yet conveniently close to local amenities, the property offers comfortable and well-maintained accommodation throughout.

The bungalow benefits from gas central heating and uPVC double glazing, and comprises an entrance porch, a welcoming hallway with generous storage, fitted kitchen, dual aspect living room, conservatory, three bedrooms and a shower room.

Externally, there are attractive, well-tended gardens to both the front and rear. A block paved driveway provides ample off-road parking and leads to an attached garage with workshop.

Early viewing is highly recommended to fully appreciate both the accommodation and its enviable location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Location

Located on the outskirts of Matlock, this property enjoys far-reaching views and is close to Highfields School and the Lumsdale Valley conservation area. Matlock is a sought-after spa town in the heart of Derbyshire, offering shops, restaurants, excellent schools, and leisure facilities, with Hall Leys Park at its centre. Well-connected by road and rail, the town provides easy access to Derby, Nottingham, Manchester, and nearby towns including Bakewell, Chesterfield, and Wirksworth. Surrounded by the beautiful Peak District and Derbyshire Dales, it combines convenience with a superb countryside lifestyle.

Entrance Porch

A part-glazed front entrance door with matching obscured glazed side panels opens into this entrance porch, providing an ideal space for coats and footwear. An additional glazed internal door leads through to the main hallway.

Hallway

This welcoming hallway provides access to the living room, kitchen, shower room and all three bedrooms. Immediately to the left of the entrance, sliding doors open to a substantial built-in cupboard offering excellent hanging and storage space. Further double doors reveal an additional cupboard, providing extra storage and housing the Worcester Bosch combination boiler, servicing the gas central heating system and installed just two years ago. A loft hatch also gives access to the partially boarded attic space.



Living Room

22' 9" x 15' 9" (6.94m x 4.81m)

A well-proportioned L-shaped living room, bright and airy due to its dual aspect. Two windows to the front overlook the foregarden, while French doors to the rear open into the conservatory. The lounge area is centred around a fireplace with a raised hearth housing an electric fire. The dining area is positioned near the French doors, with ample space for a good-sized table and chairs.

Kitchen

11' 0" x 9' 6" (3.35m x 2.89m)

Featuring tiled flooring and lit by inset spotlights, this kitchen is fitted with a good range of wall and base units, complemented by work surfaces and tiled splashbacks. Integrated appliances include an electric oven with a four-ring gas hob and extractor hood above. There is space and plumbing for a washing machine and a slimline dishwasher, along with under-counter space for a fridge and freezer. A one and a half bowl composite sink with mixer tap is ideally positioned beneath the rear-facing window, offering views through the conservatory into the garden. Adjacent to this, a glazed door provides access to the conservatory.

Conservatory

17' 3" x 6' 5" (5.25m x 1.96m)

A superb addition to the home, providing the perfect place to sit and enjoy the peaceful surroundings and views over the garden. Featuring tiled flooring and internal access to the garage. Full-height windows to two aspects allow for plenty of natural light, while double doors open directly onto the patio area.

Bedroom One

12' 1" x 11' 0" (3.69m x 3.35m)

This is a good-sized double bedroom with a rear aspect window enjoying a most pleasant outlook over the garden.

Bedroom Two

11' 3" x 8' 10" (3.44m x 2.70m)

This second double bedroom is also of a good size and is located at the front of the home with a window looking out onto the foregarden.

Bedroom Three

8' 4" x 8' 0" (2.53m x 2.43m)

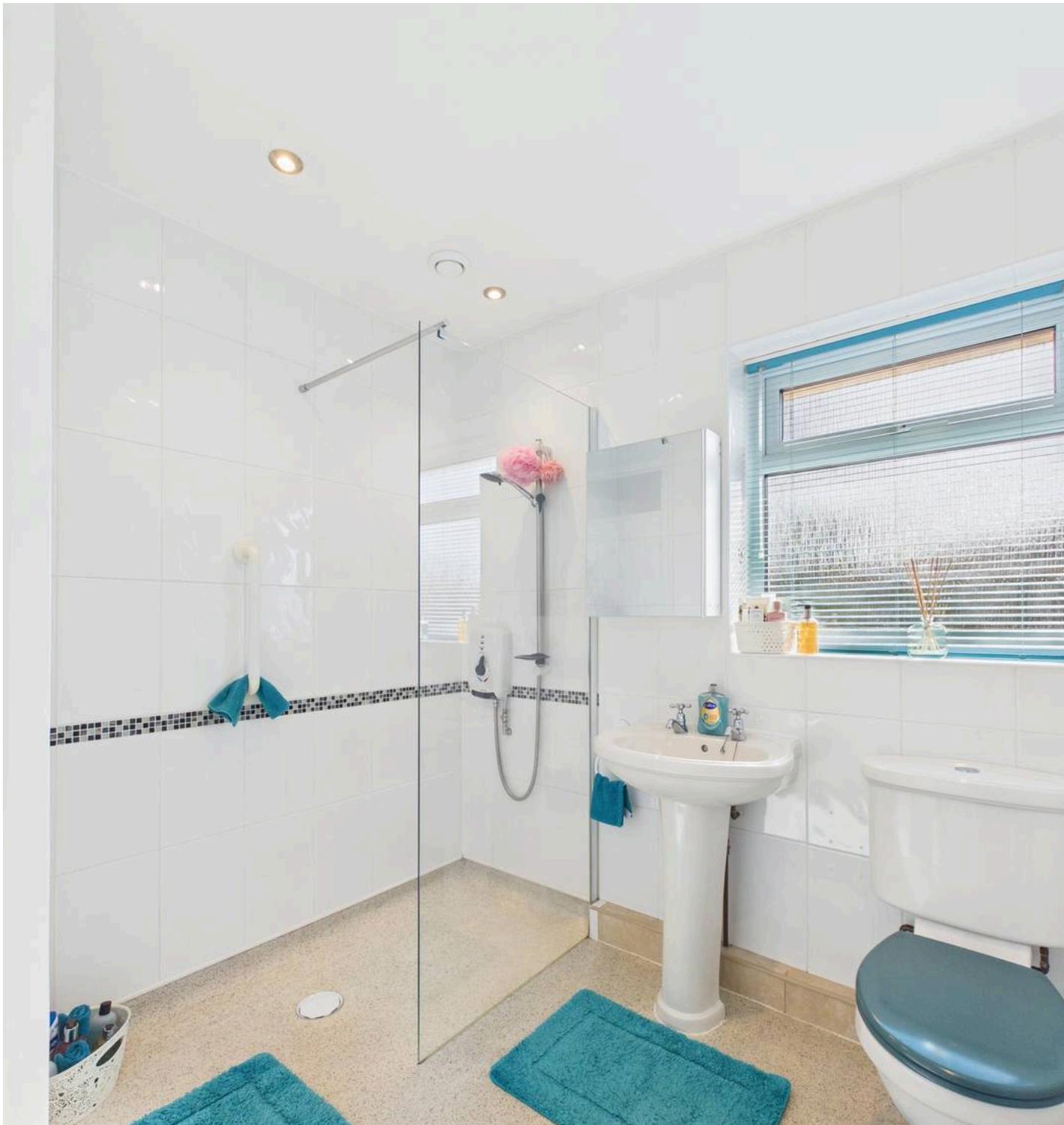
Also positioned at the front of the home, this room is currently used as a home office but would serve equally well as a third bedroom.

Shower Room

8' 1" x 7' 10" (2.46m x 2.39m)

This part-tiled shower room is fitted with a low flush WC, a pedestal wash hand basin and a generous wet room-style shower enclosure with a Triton electric shower. The room features vinyl flooring, along





with both a ladder-style radiator/towel rail and a traditional radiator. A former airing cupboard has been adapted to provide useful shelving for storage and towels. There is an obscured glass window to the rear aspect, and inset spotlights to the ceiling.

Store/Workshop

8' 2" x 7' 5" (2.50m x 2.25m)

This rear extension to the garage provides an ideal workshop space, complete with a workbench and shelving. Benefitting from both power and light, it is open to the garage and also features a rear-facing window and a personnel door giving direct access to the garden.

Garden

A paved pathway from the cul-de-sac leads to the front entrance, flanked by gravelled borders. Areas of slate chippings with a selection of planted trees and mature shrubs add interest to either side. The pathway continues around the side of the bungalow, where gated pedestrian access leads to the rear garden. The rear garden is fully enclosed by a combination of stone walling, fencing, and hedging, and offers a good level of privacy. Immediately to the rear of the home is a generous paved patio, perfect for outdoor dining, with two shallow steps leading up to the main garden. This area features a well-sized lawn with attractive, well-stocked shaped borders. Both the front and rear gardens are exceptionally neat and designed for relatively low maintenance.

Garage

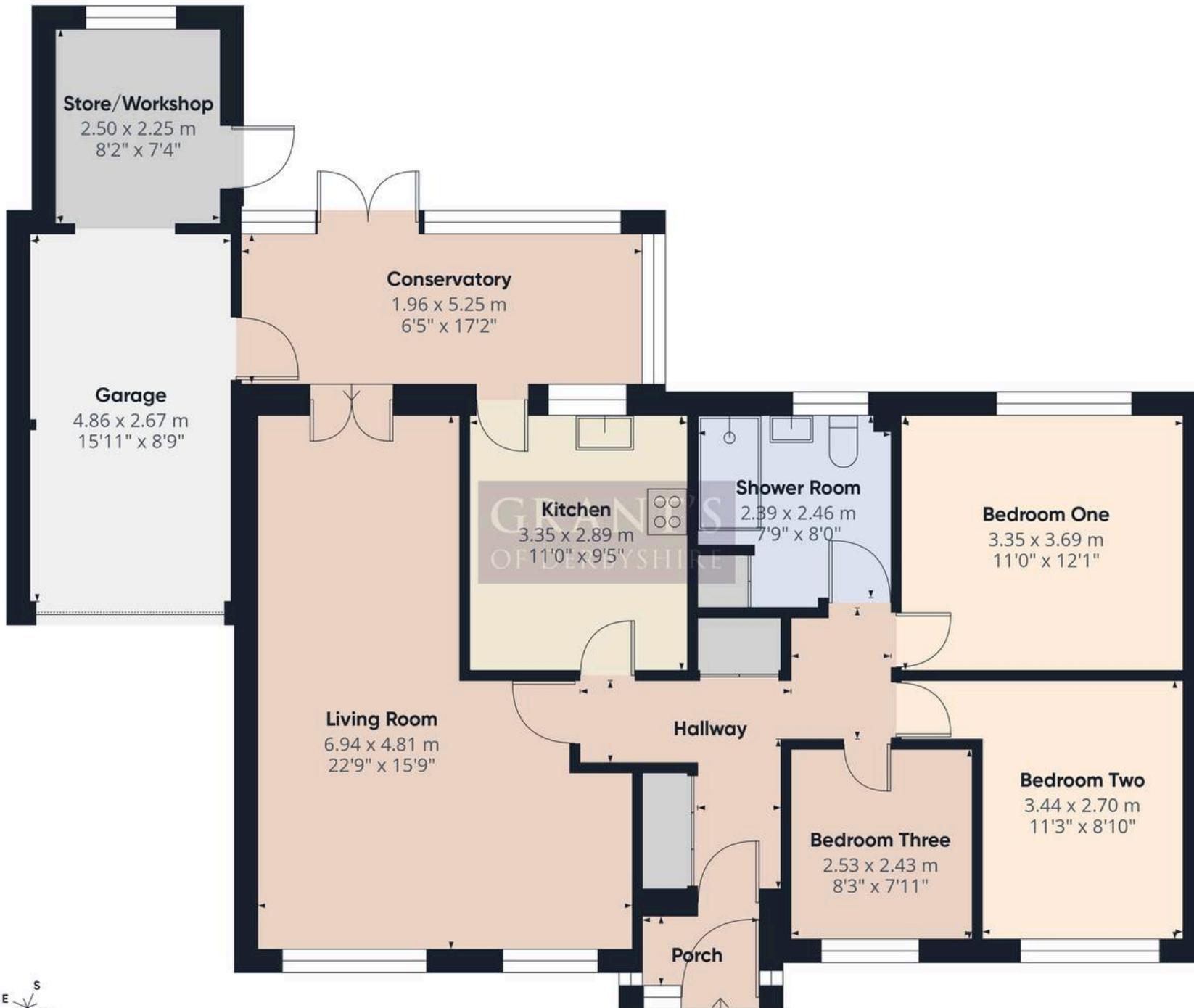
The garage measures 4.86m x 2.67m and offers vehicle access from the driveway through an electric up-and-over door, with internal pedestrian access via a part-glazed door leading into the conservatory.

Off street

2 Parking Spaces

The block paved driveway to the front of the home provides off road parking for at least two vehicles.





Approximate total area⁽¹⁾

109.5 m²

1179 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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