

SCARGILL
MANN & CO

EST. 1995



Plot 4 Knowleston Place

, Matlock, DE4 3BU

Price £350,000



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GENERAL INFORMATION

THE PROPERTY

Sitting in the charming conservation area of Knowleston Place, Matlock, is this delightful new development featuring both two and three-bedroom homes, all crafted from beautiful stone.

As you step inside, this two-bedroom home, you will be greeted by a hallway with doors off to the lounge, the fitted kitchen, and a guest cloakroom. The ground floor benefits from underfloor heating, ensuring a warm and comfortable atmosphere throughout. The industrial-style black window frames not only enhance the aesthetic appeal but also allow ample natural light to flood the interiors.

This two-bedroom townhouse has its accommodation arranged over two floors. The first floor hosts two well-proportioned bedrooms along with a stylish bathroom. The property is enhanced with off-road parking to the side.

Conveniently located within walking distance to the town centre and railway station, this property is ideal for those who appreciate accessibility. With gas central heating on the upper floors and double-glazed units throughout, this home promises comfort and efficiency.

This end townhouse is not just a place to live; it is a lifestyle choice, perfect for a small family, professional couple or as a lock-up and leave for owners looking to enjoy the best of Matlock living.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

6'2" x 11'6" (1.89m x 3.521m)

Has attractive wood effect flooring, stairs off to first floor, door to kitchen, door to lounge and a further door that opens up into the guest cloakroom.

CLOAKROOM

2'8" x 5'9" (0.83m x 1.76m)

Has a vanity unit with hand wash basin inset with mixer taps, tiled splashbacks and W.C.

KITCHEN

10'10" x 7'6" (3.31m x 2.29m)

Is fitted with a range of modern base cupboards, drawers and wall mounted cabinets with attractive marble effect work tops that are inset with a four ring electric hob and composite sink with mixer taps and side drainer, integrated appliances include a fridge, freezer, oven and dishwasher, there is a window to the front aspect, ceiling light point, heated towel rail and the domestic hot water and central heating Ideal boiler is also housed here.

LOUNGE

17'5" x 10'11" (5.31m x 3.345m)

Has two full length contemporary style windows to the front aspect, a further window to the side aspect, useful understairs storage cupboard and ceiling light point.

FIRST FLOOR

Stairs rise to:

LANDING

6'8" width x 6'11" (2.05m width x 2.114m)

Having loft access point, a door to the bathroom, a door to bedroom two, and a further door opens into bedroom one.

BEDROOM ONE

17'5" x 11'1" max 7'4" (5.31m x 3.40m max 2.26m)

Has two fully glazed windows to the front aspect, a window to the side aspect, radiator and ceiling light point.

BEDROOM TWO

10'9" x 9'4" (3.30m x 2.87m)

Has a full length window to the rear aspect, radiator and ceiling light point.

BATHROOM

7'6" x 5'2" min 7'3" (2.30m x 1.58m min 2.217m)

Has a panelled bath with mixer taps and separate shower over, vanity unit with hand wash basin with tiled splashbacks and W.C. there is a window to the rear aspect, ceiling light point and attractive wood effect flooring.

OUTSIDE

To the front the property has a small low maintenance forecourt garden with one parking space to the side and a small rear garden.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

Tel: 01283548194

MONEY LAUNDERING & ID CHECKS

BY LAW WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING REGULATIONS.

IN ORDER FOR US TO COMPLY WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025 A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON. THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

CURRENT UTILITY SUPPLIERS

Gas
Electric
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

CONSTRUCTION

Stone Construction

COUNCIL TAX BAND

Derbyshire Dales - Band

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

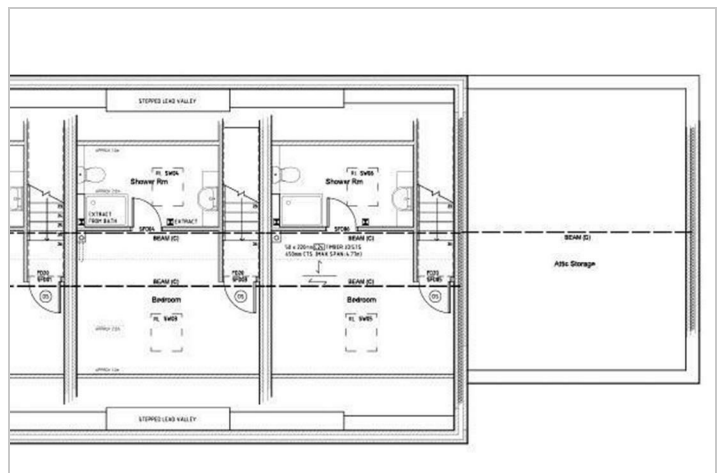
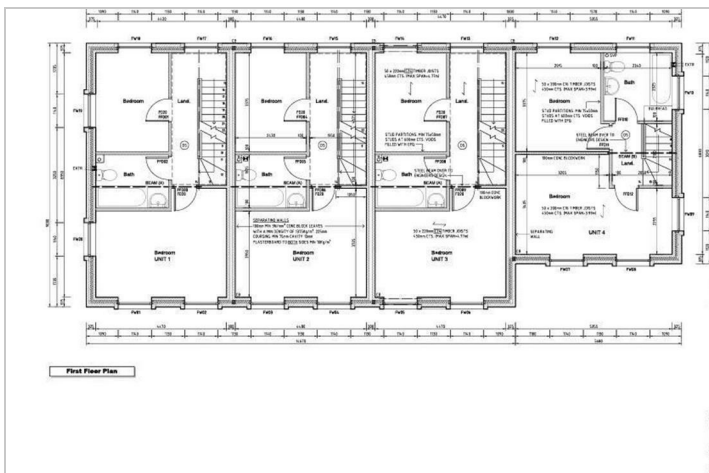
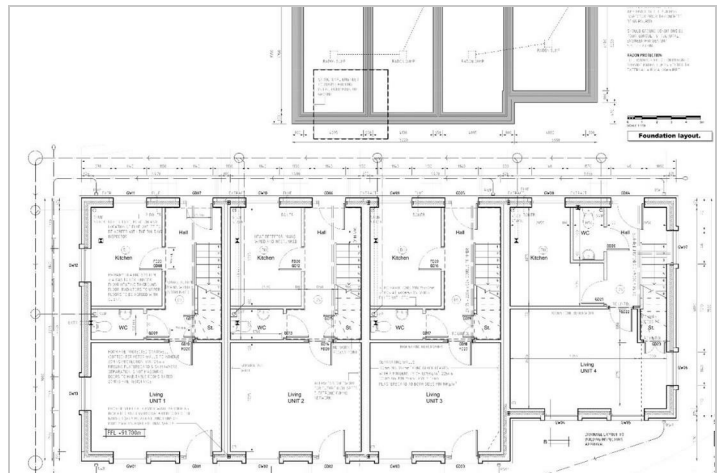
<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2025)
DRAFT



Road Map



Hybrid Map



Terrain Map



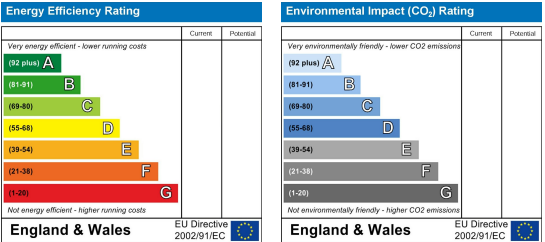
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.