

**4 Rutland  
Avenue  
Matlock  
DE4 3GQ**

**Price £360,000**



- Oozing character and charm throughout
- Accommodation is over four floors
- Stunning dining kitchen with doors to garden and underfloor heating
- A lounge with log burner and dining room on the ground floor
- Two bedrooms and bathroom to the first floor
- Guest bedroom to the second floor
- Garden to rear
- Views over the town and dales beyond
- Beautifully presented throughout
- Viewing essential to appreciate

## GENERAL INFORMATION

### THE PROPERTY

This beautiful Victorian stone semi-detached home sits in an elevated location in the favoured market town of Matlock, in the Derbyshire Dales. Oozing character and charm, the property spans four floors. On the ground floor, you'll find a welcoming hallway with stairs to the first floor and a door to the dining room, with a cosy lounge off that features a log burner for cooler evenings.

The lower ground floor has a spacious dining kitchen with hand-painted kitchen units and custom hand-built cupboards in the dining area. A French door opens to the garden. There is also a utility cupboard, a guest cloakroom, and a cupboard housing the gas central heating boiler.

The first floor includes the main bedroom, a third bedroom, and the family bathroom. The second floor has a large guest bedroom with a study area, as the owners currently use it, along with great views and storage in the eaves.

At the front, there is a small foregarden with a paved path leading to the main entrance door. A path runs along the side of the house to the rear garden, which has a cottage feel and offers views over the town and dales. The garden also features patio areas and flower beds.





#### LOCATION

Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell is approx. 7 miles to the north. Derby is approx. 15 miles to the south, Chesterfield is approx. 10 miles to the north-east and Sheffield is approx. 20 miles to the north, all of these offer a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 Motorway is approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network. Matlock train station is served by East Midlands Trains with a journey time to Derby of just 34 minutes.

#### ACCOMMODATION

Period entrance door opening through to vestibule.

#### VESTIBULE

With wood effect flooring, ample space for hanging of coats and a further door opening through to the hallway.

#### HALLWAY

0.93m x 3.22m (3'0" x 10'6")

Has ceiling light point, wood effect flooring, radiator, original cornice to ceiling, stairs off to first floor and an opening through to the open plan lounge dining area.

#### LOUNGE

3.53m x 4.52m (11'6" x 14'9")

Has lovely wood effect flooring and has multi fuel burner set within an attractive period style fire surround with York stone hearth, there is original cornice to ceiling, radiator, attractive modern style sash window to the front aspect with bespoke shutters, ceiling light point and a wide opening that leads through to the dining area.

#### DINING ROOM

3.68m into chimney 3.56m min x 4.05m (12'0" into chimney 11'8" min x 13'3")

Has a modern sash window to the rear aspect, wood-effect flooring, an original built-in cupboard with drawers beneath, a radiator, a ceiling light point, and an opening through to the staircase leading to the lower ground floor.

#### LOWER GROUND FLOOR LANDING

0.8m x 1.41m (2'7" x 4'7")

Has a window to the rear aspect, a bespoke built in unit with cupboards below with timber worktop and a hand wash basin inset, Stairs lead down to the lower ground which is a great entertaining space with a modern fitted kitchen area.

#### KITCHEN

4.08m x 3.36m (13'4" x 11'0")

Which has underfloor heating throughout and is fitted with a good range of hand painted base cupboards, drawers and matching wall mounted cabinets, timber worktops are inset with a double Belfast sink with side drainer, space for a rangemaster cooker, space for dishwasher and space for fridge freezer, there are subtiled splashbacks, window to the side aspect and a step leads down to the dining area.

#### DINING AREA

4.05m to french doors x 3.46m (13'3" to french doors x 11'4")

Is fitted with a bespoke range of built in cabinets ideal for storage and a large larder



style cabinet which houses the domestic hot water and central heating gas boiler. There is tiled flooring with underfloor heating, French doors lead out onto the garden with two glazed side panels, and a further door opens onto the ground-floor cloakroom.

#### GROUND FLOOR CLOAKROOM

1.47m x 0.81m (4'9" x 2'7")

Having an extension to the tiled flooring, there is an obscure window to the rear aspect, tiled surrounds, wall mounted hand wash basin and a built in W.C., there is an extractor fan and recessed ceiling down lights.

#### UTILITY SPACE

There is also a useful understairs utility space with provision for a washing machine.

#### FIRST FLOOR LANDING

1.66m x 4.183m (5'5" x 13'8")

Having a window to the rear aspect and stairs to second floor with doors leading off.

#### FIRST FLOOR ACCOMMODATION

##### BEDROOM ONE

3.77m to window x 4.61m (12'4" to window x 15'1")

Has two windows to the front aspect, period style radiator and recessed ceiling down lights.

##### BEDROOM THREE

2.79m x 2.21m to window (9'1" x 7'3" to window)

This bedroom has a sash window that looks out over the rear garden and offering far reaching views over the Derbyshire Dales, there are recessed ceiling down lights and radiator.

#### FAMILY BATHROOM

1.64m x 2.79m (5'4" x 9'1")

Is fitted with a panelled bath with mixer taps and separate shower attachment over, there is a pedestal hand wash basin and built in W.C., there are attractive tiled surrounds, window to the side aspect, recessed ceiling down lights and a useful built in storage cupboard ideal for toiletries.

#### SECOND FLOOR ACCOMMODATION

##### SECOND FLOOR LANDING

3.54m x 1.68m (11'7" x 5'6")

Having two Velux windows, ceiling light point and door leading to bedroom two.

##### BEDROOM TWO

4.51m max 2.78m min x 6.36m (14'9" max 9'1" min x 20'10")

This lovely light space has Velux windows to the rear aspect, a window to the side aspect, a further window looking out over the rear garden with views over the

Derbyshire Dales, there is ample space for bed and study areas, there is a small loft access point and useful eaves storage areas. there are recessed ceiling down lights and there are period style radiators. An option here would to split the room into two separate rooms.

#### OUTSIDE

To the front

A low stone-built wall frames the front forgarden with a path leading to the front door

To the rear.

This attractive garden has a slate tiled patio area with steps that lead down to an ornamental garden area with herbaceous borders and further patio space. There is also space for a garden shed.

#### 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.

#### 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.

#### CONSTRUCTION

Stone Construction

#### COUNCIL TAX BAND

Derbyshire Dales Council - Band D

#### CURRENT UTILITY SUPPLIERS

Gas - Octopus

Electric - Octopus

Water - Mains - Severn Trent

Sewage - Mains

Broadband supplier - Vodafone

#### 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/>

#### 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/environment-agency>

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

#### MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, 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 (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE

PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### 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 11/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 85        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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