



£265,000

Hodder Close, Matlock DE4 5NH

Town House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Modern Stone Town House
- 3 Bedrooms
- Conservatory/Sun Room
- Driveway & Garage
- Quiet Cul De Sac Position
- Sought After Derbyshire Village
- Fantastic Array Of Local Amenities
- Ideal First Home Or Down Size
- View Essential
- COUNCIL TAX BAND D

## Property Description

New to the market is this superbly presented modern stone town-house located in the very highly regarded village of Crich.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this well presented modern stone town house located within easy walking distance of Crich marketplace. The property briefly comprises of :- entrance hall, cloakroom/WC, living room, conservatory, dining area and kitchen. To the first floor a landing provides access to 3 bedrooms and a bathroom. Externally the property offers a driveway providing parking for two cars and garage with up and over door light and power. The superbly landscaped rear garden offers a lawn, stocked flowerbeds and private patio area.

### Entrance Hall

Entered via composite door from the front elevation, wall mounted radiator and decorative coving. Staircase to 1st floor landing and internal doors accessing all downstairs rooms.

### Cloakroom/WC

With low-level WC, slimline vanity unit, double glazed obscured window, decorative coving, shelving and wall mounted chrome heated towel rail.

### Living Room

With double glazed window to the front elevation, wall mounted radiator, TV point and decorative coving to ceiling. The feature focal point of the room is a wallmounted gas fire with decorative wooden surround, marble backdrop and raised hearth. Double glazed French doors with adjoining side panels lead to:-

### Conservatory/Sun Room

This wonderful addition provides a well insulated additional sitting room with insulated roof, wall mounted radiator, wood floor covering and a double glazed door provides access to the outside patio.

### Dining Area

With double glazed window to the front elevation, decorative coving to ceiling, wall mounted radiator. Door opening lead to:-

### Kitchen

Comprising of a range of wall and base mounted matching units with modern flat edged worksurface incorporating a single stainless steel sink drainer unit with mixer taps and tile splashback. Integrated slimline dishwasher, electric induction hob with Neff extractor over, electric Neff electric oven, Neff combination microwave oven and integrated fridge/freezer. Useful wall mounted shelving, wall mounted radiator, vinyl tiled floor covering and double glazed window and door to the rear aspect

### First Floor

### Landing

Accessed via the main entrance hall with double glazed window to the rear elevation, decorative coving to ceiling, and wall mounted radiator.

#### Bedroom 1

With double glazed window to the front elevation, wall mounted radiator and decorative coving. A fitted double wardrobe provides useful storage and hanging space.

#### Bedroom 2

With double glazed window to the front elevation, wall mounted radiator, fitted double wardrobe and useful over stairs storage cupboard housing the gas combination boiler.

#### Bedroom 3

(currently used as a study) with double glazed window to the rear elevation, wall mounted radiator, decorative coving and TV point.

#### Bathroom

Comprising of a remodelled shower suite to contain an encased WC with attached vanity unit with inset sink. Easy to access large shower enclosure with main shower and attachment and complimentary glass shower screen. Fully tiled walls, double glazed obscured window, wall mounted chrome heated towel rail, spotlights and extractor fan to ceiling.

#### Outside

To front elevation is a two car driveway that provides access to a stone garage with up and over wooden door, light and power. A stone staircase leads directly to the front elevation that has attractive iron railings and leads to a storage area and side access pathway.

The landscaped rear garden offers a paved patio seating area that offers high degrees of privacy. A lawn with stocked flowerbeds, borders and trellising. Fenced and hedgerow boundaries to neighbouring properties, outside tap and security 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.

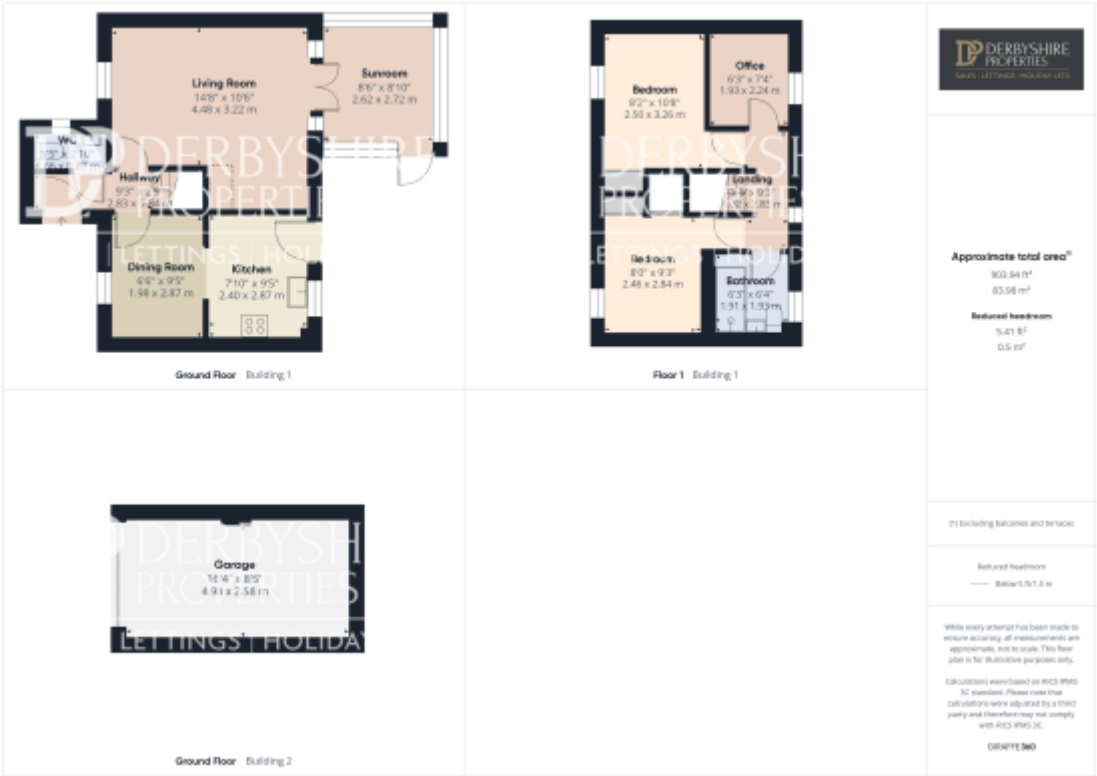
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

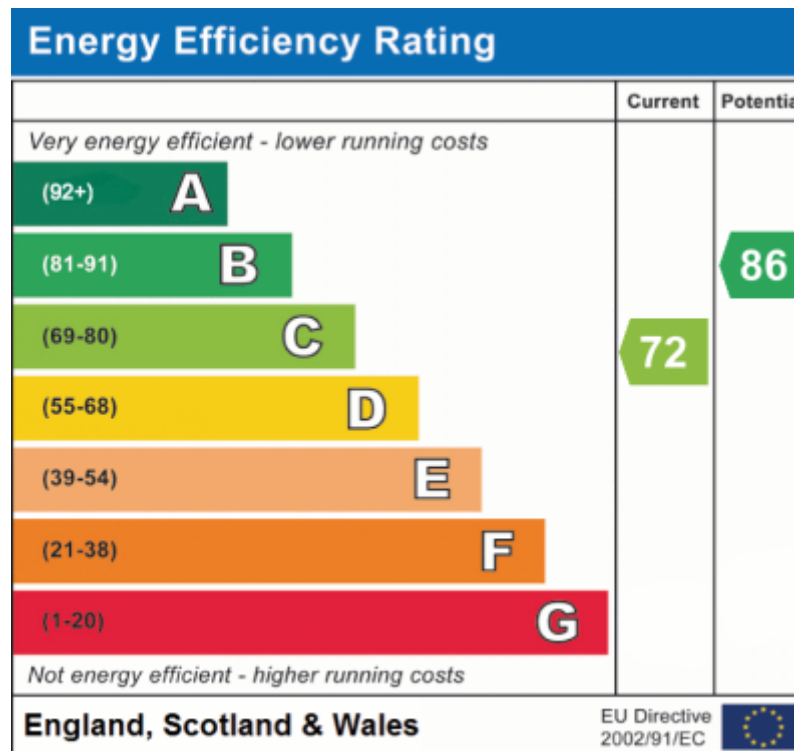
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

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