



10, Barley Way

Matlock, DE4 3TQ

Modern two double bed roomed semi detached home with enclosed rear garden and two designated parking spaces ideally situated in a quiet cul de sac on this exclusive residential development in the popular town of Matlock.

The immaculately presented property has a lovely stylish interior which briefly comprises of an entrance lobby with stairs to the first floor with a door through to the sitting room which has a front aspect and an attractive wood effect floor which runs throughout the ground floor. A door leads through to the kitchen which features a comprehensive range of quality fitted cabinetry with Earthstone worktop and integrated gas hob with extractor above and electric oven. Slimline dishwasher and space for fridge freezer. Ample space for a dining table and chairs. Door to the



- Modern semi detached home
- Ground floor wc/cloaks
- Two designated parking spaces
- EPC Rating B

- Two double bedrooms
- Family bathroom
- Enclosed rear garden with seating area

- Quality fitted dining kitchen with built in appliances
- Immaculate stylish interior
- Exclusive residential development



wc/cloakroom. The rear door leads out to the enclosed garden which has a lawned area and attractive raised decking with fixed seating and lighting. There is a gate giving access down the side of the property.

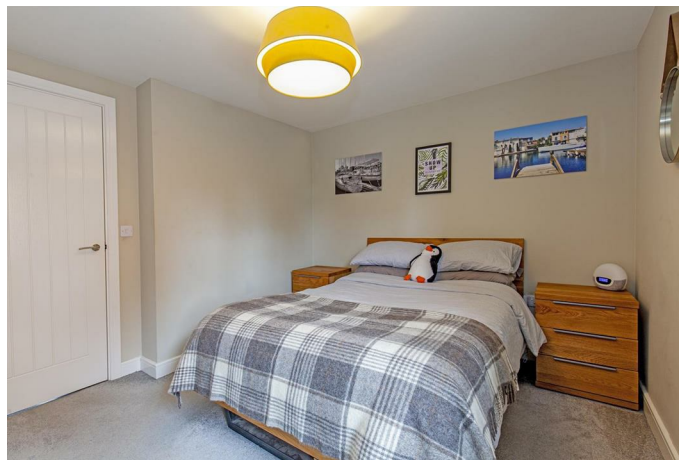
At first floor there are two double bedrooms and a family bathroom featuring a white suite with panelled bath and shower over.

Grassed area to the front of the property and two designated car parking spaces.

There is a biannual maintenance charge of £170 towards the upkeep and management of the estate.

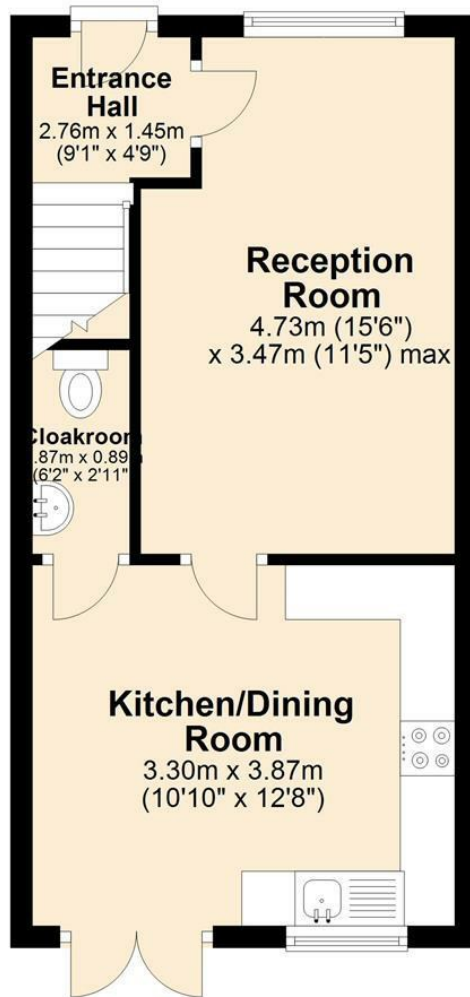






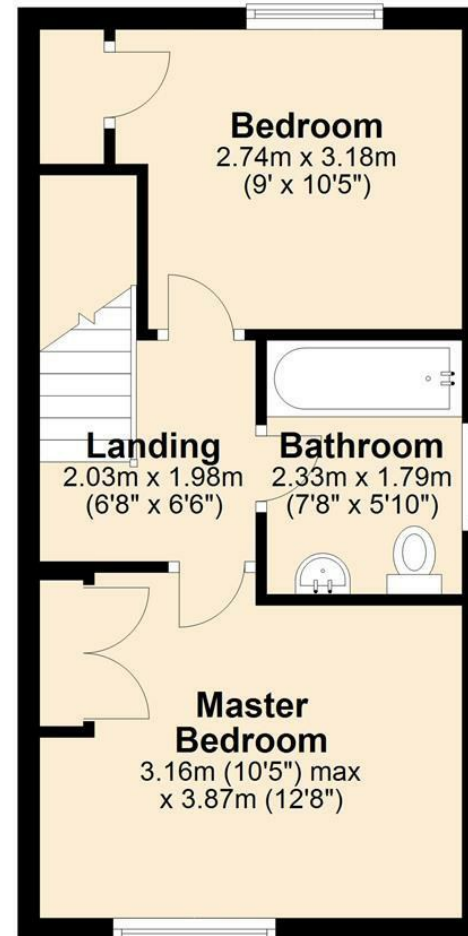
Ground Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 62.9 sq. metres (676.6 sq. feet)



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.