



12, Darley Avenue, Darley Dale, DE4 2GB



# 12, Darley Avenue

Darley Dale, DE4 2GB

This deceptively spacious stone fronted end terrace property is situated in a quiet cul de sac in the popular village of Darley Dale, close to all local services and amenities and within well regarded school catchment area. The cottage has three bedrooms and a pretty garden to the front and an enclosed yard to the rear with an outbuilding. Immaculately presented throughout and enjoying lovely views over the surrounding countryside.

The well proportioned accommodation briefly consists of a hardwood door with obscure glass panel and window to the side opening to the reception hallway which has stairs to the first floor. Amtico wood effect flooring, cloaks area and useful understairs storage cupboard.

The kitchen features a comprehensive range of wall and base units with granite effect worktop. Four ring gas cooker with grill and oven and extractor above. Space for a fridge freezer. Part glazed timber door with window to the side giving access to the rear yard.

The dining room has a large window to the front aspect with lovely views. Timber fire surround with a cast iron inset and open grate with a tiled hearth. The sitting room has a rear aspect and a timber fire surround with coal effect gas fire with marble hearth and inset.

At first floor are two double bedrooms and a single bedroom. The front aspect bedrooms have lovely views over towards Stanton Moor. The family bathroom features a three piece suite with a traditional style wc and pedestal hand wash basin. Cast iron bath with a painted front panel and tiled surround. Vinyl flooring and an airing cupboard housing the hot water cylinder. First floor landing with loft access hatch to the partially boarded loft space with power and light.

To the front of the property is a pretty garden with a lawned area and planted borders and a paved patio area. To the rear is an enclosed yard which is fully paved. The brick built outbuilding has power and light and plumbing for an automatic washing machine.

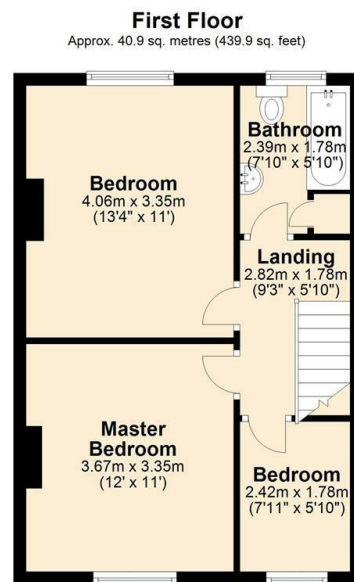
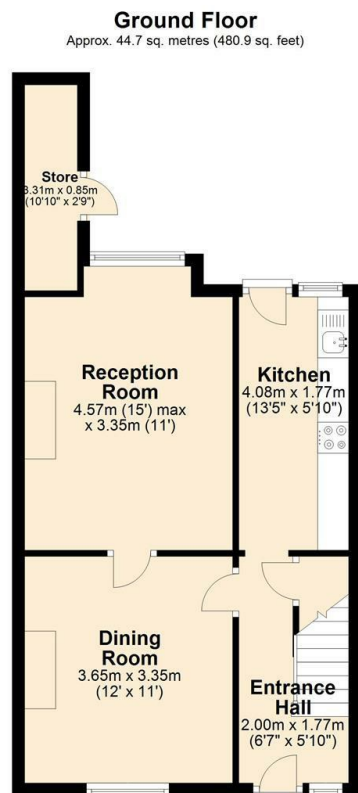
- STONE FRONTED END TERRACE COTTAGE
- THREE BEDROOMS
- FAMILY BATHROOM
- PRETTY FRONT GARDEN AND ENCLOSED REAR COURTYARD WITH OUTBUILDING
- LOVELY VIEWS OVER SURROUNDING COUNTRYSIDE
- REGULAR BUS SERVICE TO BAKEWELL, MATLOCK, CHATSWORTH AND BEYOND
- FOOTPATHS TO SURROUNDING COUNTRYSIDE
- PEDESTRIAN ACCESS TO RECREATION GROUND/CHILDRENS PLAY AREA
- WELL MAINTAINED THROUGHOUT
- COUNCIL TAX BAND B



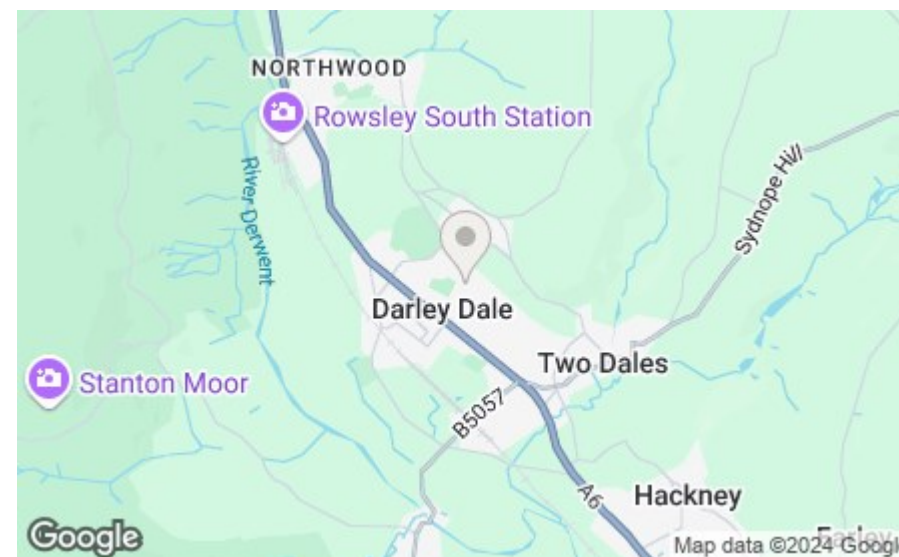








Total area: approx. 85.5 sq. metres (920.8 sq. feet)



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