



Orchard Grange,

4 The Park, Two Dales, Matlock, Derbyshire DE4 2DE

An exceptional five bedroomed detached family home conveniently located in Two Dales, Matlock benefitting from delightful gardens, in-out driveway and detached double garage.

Occupying a generous plot with far reaching views and complimented by an impressive walled garden, this lovely home has beautifully presented accommodation arranged over two floors.

An entrance porch opens to a broad reception hall with fitted storage and large cloak room WC. A staircase provides access to the first-floor landing and two front facing windows provide excellent natural light.

Double doors open to the main reception room with a dual aspect and contemporary living flame fire. An opening leads to the dining room with a lovely arched window and door which opens to the garden.

Accessed from the reception hall is a large kitchen with adjoining a breakfast room. The kitchen features a range of panelled units with a central island and granite worktops. The fully integrated units comprise of two Neff ovens, a warming drawer and an induction hob with extractor over. Further integrated appliances include a dishwasher, fridge/freezer and a sink and drainer which is set beneath a facing window overlooking the garden.

Steps lead down to a dining/breakfast area with a dual aspect and a pleasant outlook over the front of the property.

Accessed from the kitchen is an impressive garden room with bifold doors to a patio terrace, high ceilings and a triple aspect. This lovely room has superb natural light and is used throughout the year.



- Impressive frontage and large south facing plot
- Sitting room and spacious dining room
- Breakfast kitchen with granite worktops
- Utility room
- Lovely garden room
- Impressive walled garden to the rear
- In-out driveway and detached double garage
- Luxury en-suite master bedroom, further en-suite guest bedroom
- Stunning family bathroom

Adjoining the kitchen is a utility room which features further unit storage, worktop space and a sink and drainer. A door from the utility area leads to the garden.

From the entrance hall stairs rise to a lovely galleried landing with arched window to the rear and three sets of windows to the front enjoying spectacular views across the valley. The main bedroom is a dual aspect double bedroom with wonderful views and extensive wardrobe space. A luxury en-suite shower room has 'his and her' washback basins. Bedroom two is an ideal guest suite with views across the valley and further en-suite shower room, with double walk-in shower enclosure. Three further double bedrooms overlook the walled garden, two benefit from fitted storage. A luxury family bathroom completes the accommodation and features a contemporary suite of bath and shower enclosure.

Garaging and driveway parking

The property is approached via an in-out semi-circular driveway providing extensive off-road parking and access to a double garage with electric roller doors.

Gardens and grounds

Orchard Grange stands in a generous south facing plot with impressive frontage, with a front lawn and in-out driveway. To the rear of the property is a stunning garden laid to lawn with deep floral borders and a variety of mature trees and shrubs. The boundaries are defined by dry stone walling and a stone chipped pathway meanders around the garden. The garden has various seatings areas, a large patio and many places to enjoy both the morning and afternoon sun.









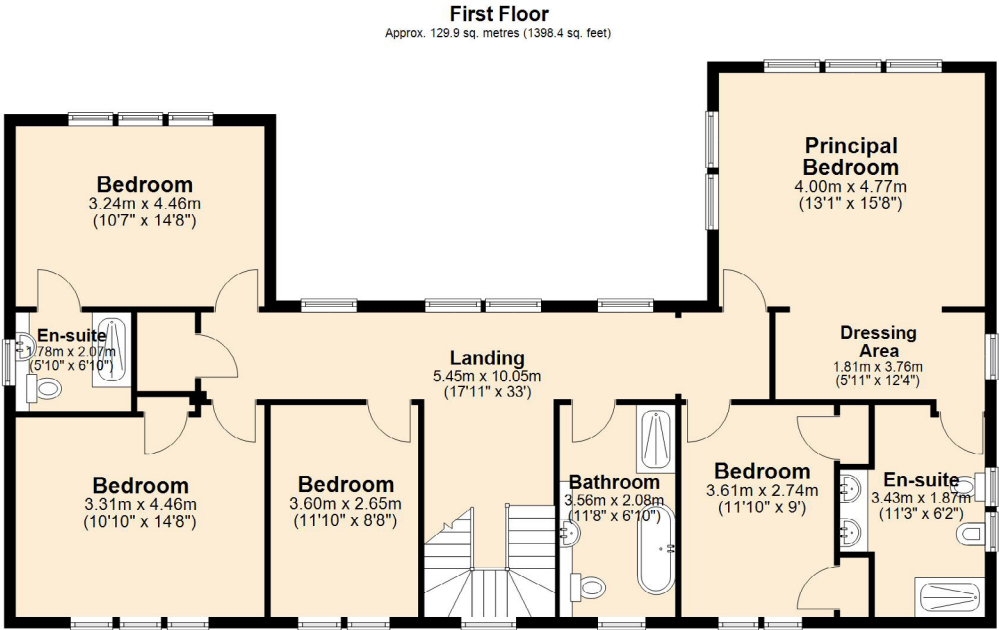
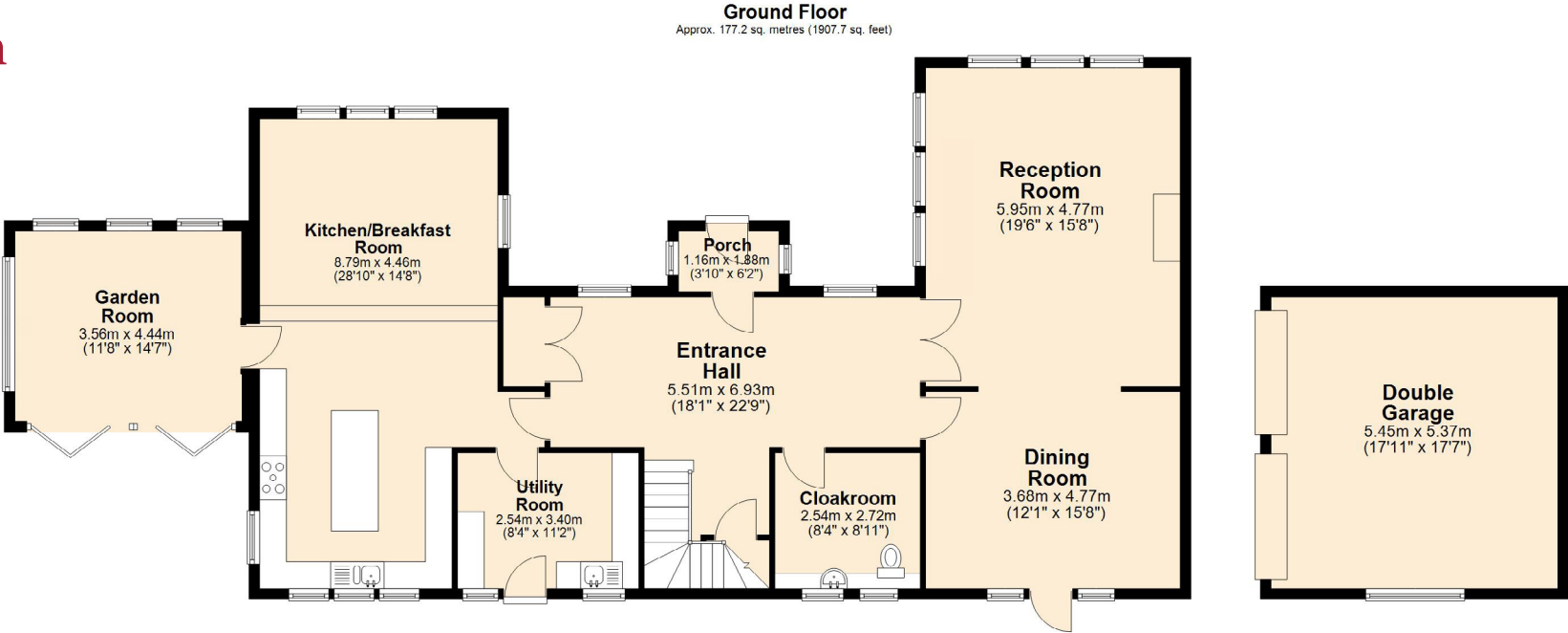






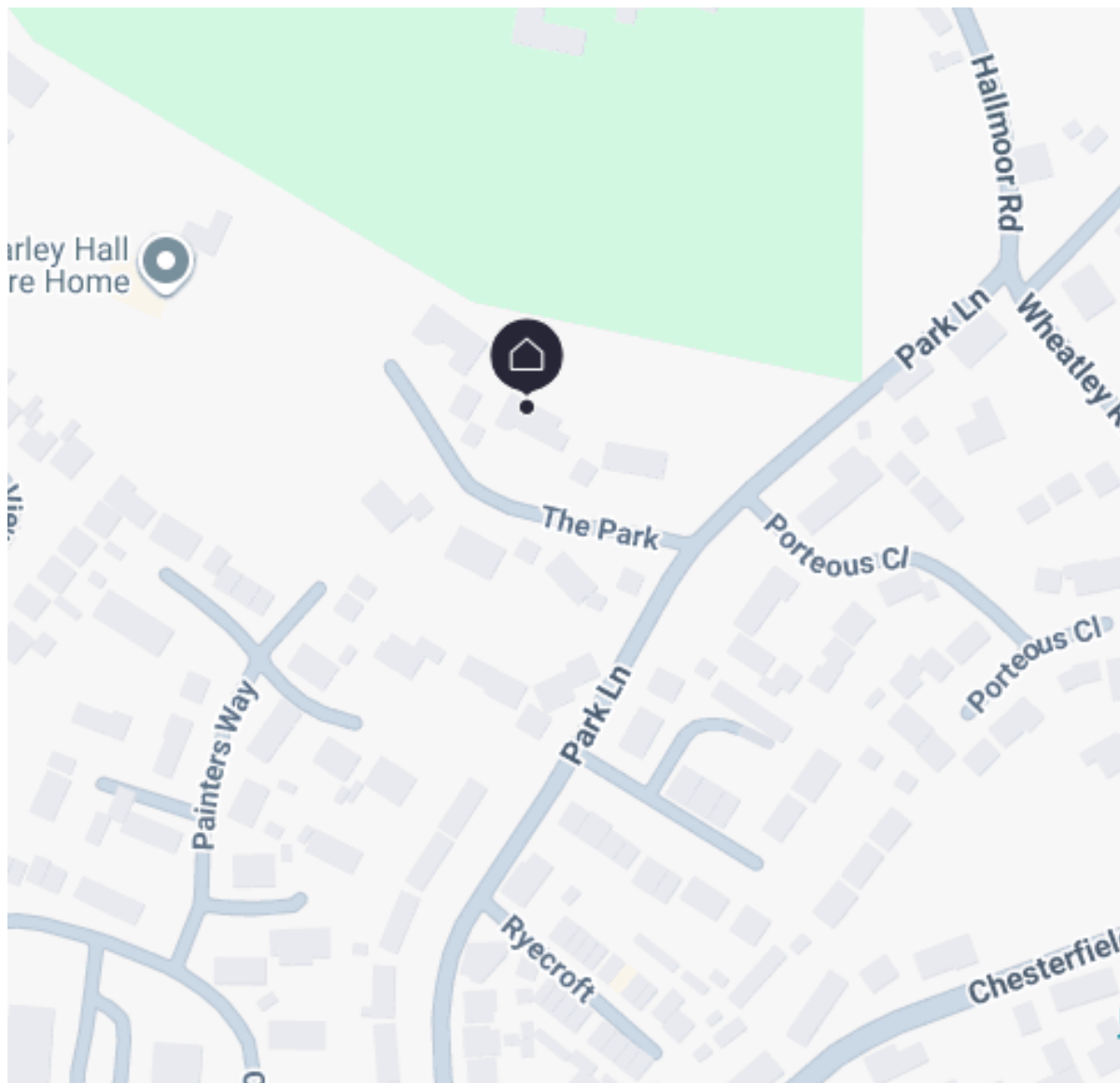


Floor Plan



Total area: approx. 307.1 sq. metres (3306.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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