



## Lynfield Dale Road South

Darley Dale, Matlock, DE4 2EU

Offers In Excess Of £750,000



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Enjoying panoramic views of the surrounding countryside, this deceptively spacious 5 bedroom family home offers 2960 sqft of bright and spacious open plan living accommodation over two storeys. The property benefits from ample off street parking, a double garage with opportunity to convert and approx 0.4 acre plot.

The ground floor comprises; Entrance porch and hallway, open plan living and dining room with patio doors onto the rear garden, versatile office space or sunroom, kitchen with integrated appliances and further dining area allowing access onto the rear patio, separate utility room and downstairs WC.

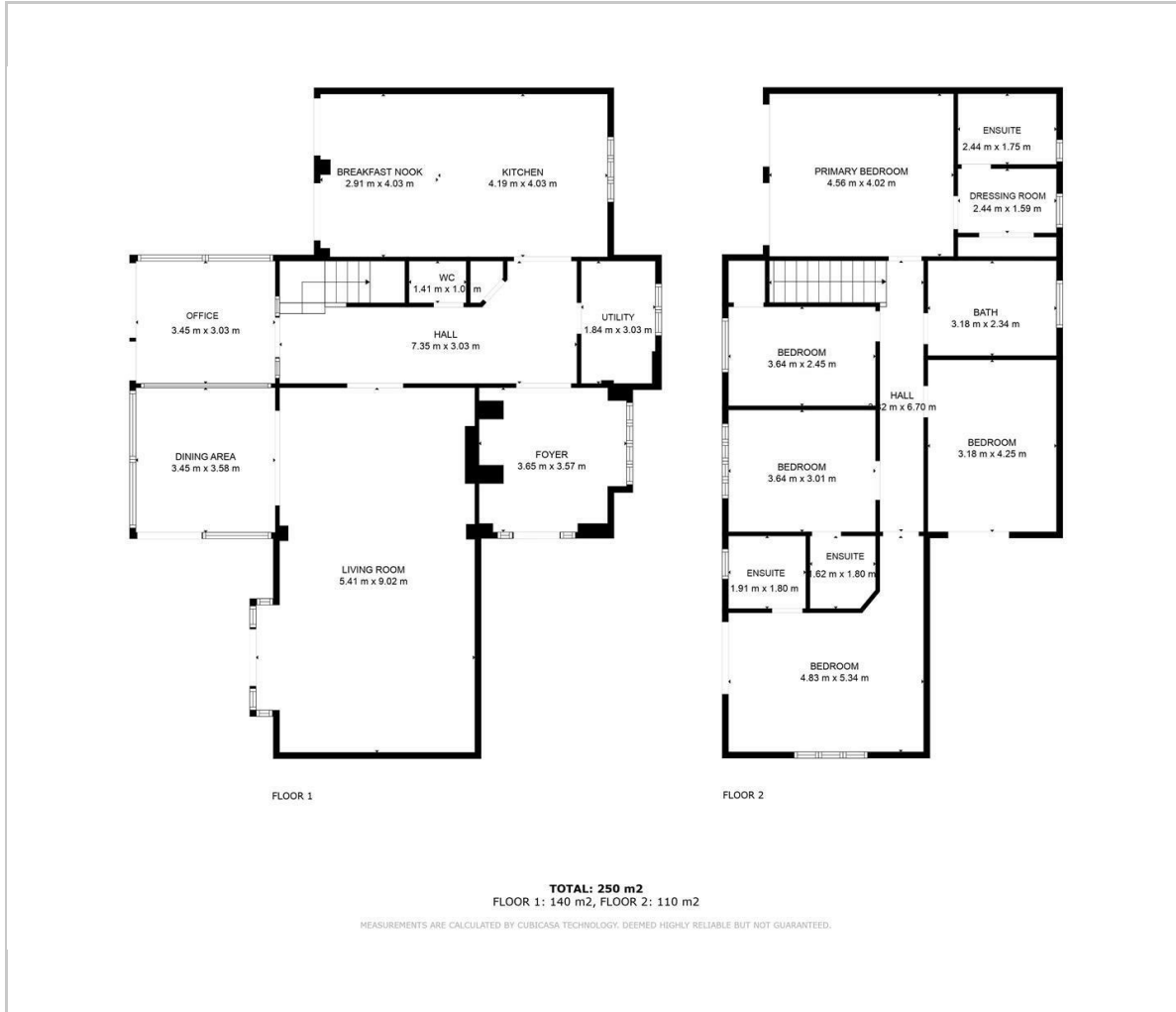
The first floor comprises; Master bedroom with Juliet balcony, dressing room with built in wardrobe space and ensuite shower room, main family bathroom with freestanding bath and separate shower, two rear aspect double bedrooms with ensuite shower rooms and two further double bedrooms.

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## Floor Plan

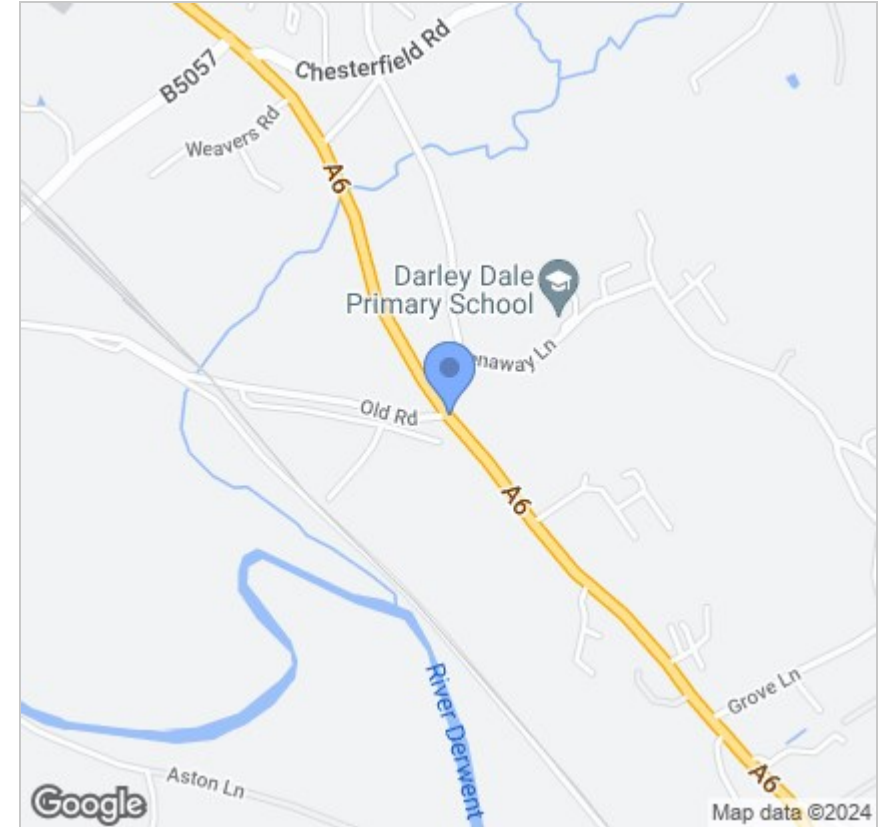


## Viewing

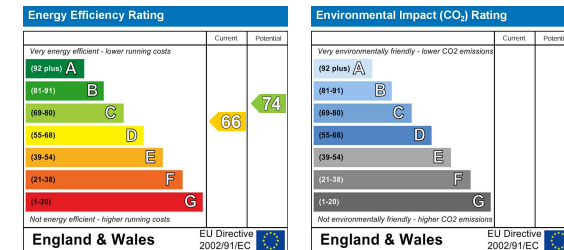
Please contact our Matlock Office on 01629 700246 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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