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Chat Au Pours, Old Hackney Lane
Darley Dale, Matlock
Offers in excess of £350,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SUPERB VIEWS TOWARDS DERWENT VALLEY - A well presented, extended detached bungalow of style and character, occupying this generous plot with rear access driveway and detached garage. This property has been well presented throughout and offers a well appointed dining kitchen with conservatory and an extended lounge. There are three bedrooms and a contemporary shower room. The property stands within this beautiful landscaped garden plot offering various paved seating areas and a rear garden with split level artificial lawn, feature fish pond and summerhouse. The property is situated in Darley Dale just a short drive away from the beautiful Derbyshire town of Matlock.





The Detail

This well presented, extended detached bungalow of style and character, occupies this delightful position on the outskirts of Matlock and benefits from stunning elevated views towards the Derwent Valley. This property occupies a beautiful landscaped garden plot with driveway access at the rear leading to a single detached garage.

This property has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance porch, entrance hallway which provides access to the extended lounge with superb views, well appointed dining kitchen with conservatory and three bedrooms and a contemporary shower room. The spacious primary bedroom also offers superb far reaching views.

A true feature of this delightful home is the beautiful landscaped garden plot. The front gardens are laid to lawn with gated access onto Old Hackney Lane. There are steps and a paved pathway giving access to the front paved patio area with pathway access to the side giving access to the rear garden area. The rear garden has been landscaped with a two tier artificial lawn with a feature fish pond, indian sandstone paved patio area, timber framed summerhouse and timber framed storage shed. The garden is enclosed by a stone wall and timber fence panelled boundary. There is access to the the single detached garage measuring 14'5" x 8'5" and gated access onto the rear driveway which has rear vehicular access off the Darley House Estate.





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The Location

Situated in the tranquil hamlet of Hackney, nestled between Darley Dale and Matlock, this property provides a peaceful rural lifestyle while maintaining convenient access to local amenities. Set in the heart of Derbyshire, against the stunning backdrop of the Peak District, residents can enjoy easy access to some of the UK's most breathtaking scenery, ideal for walking, cycling, and outdoor adventures.

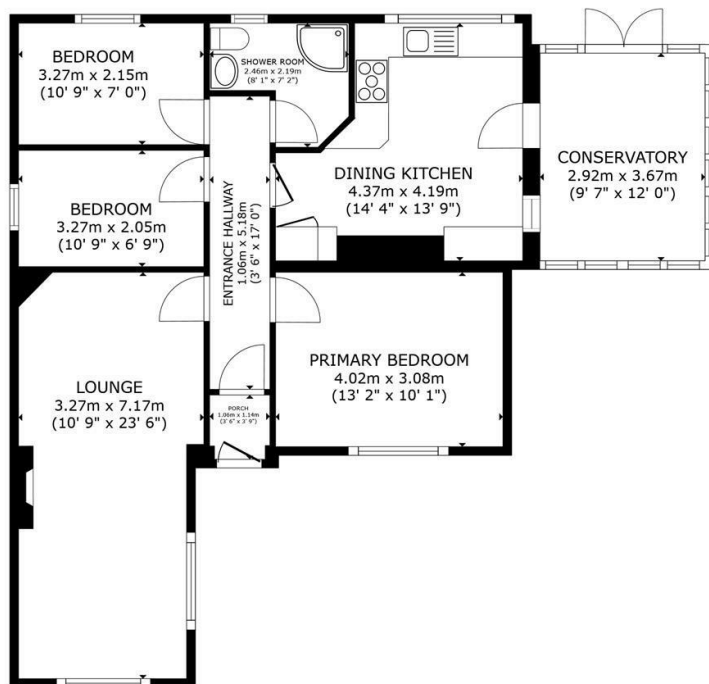
Just a short drive away, Matlock Bath offers picturesque riverside walks, traditional fish and chip shops, and family attractions such as Gulliver's Kingdom and the Heights of Abraham cable cars. Hackney's location also means that you're close to Matlock, with its excellent selection of local shops, cafes, pubs, and restaurants.

For commuters, Matlock train station offers regular services to Derby, Nottingham, and beyond, while nearby road links such as the A6 and A38 make it easy to travel further afield. Hackney offers the perfect balance of countryside charm with the convenience of nearby towns.









FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 89.5 m² (963 sq.ft.)
 TOTAL : 89.5 m² (963 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Extended 1930's Style Detached Bungalow
- Superb Far Reaching Views Towards the Derwent Valley
- Well Presented Accommodation
- Gas Central Heating & uPVC Double Glazing
- Porch, Entrance Hallway & Extended Lounge
- Well Appointed Dining Kitchen & Conservatory
- Three Bedrooms & Contemporary Shower Room
- Beautiful Landscaped Garden Plot with Feature Pond & Summerhouse
- Rear Access Driveway & Detached Single Garage
- Close to the Beautiful Derbyshire Town of Matlock

Size

Approx 963.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D

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Let's Talk

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