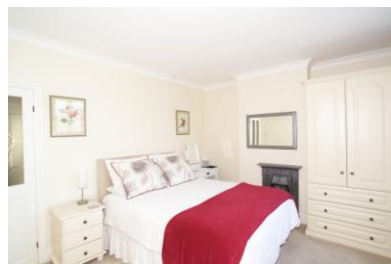




30 Park Lane, Two Dales, Matlock, DE4 2FB
£950 pcm



- Well presented 3 bedroom property
- Large kitchen diner
- Set over 3 floors
- Downstairs WC
- Modern family bathroom
- Enclosed rear yard
- Outbuilding with bar
- Part furnished

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30 Park Lane, Two Dales, Matlock, DE4 2FB

An immaculately-presented stone-built mid-row property, ideally located within easy reach of excellent local amenities, with accommodation set over three floors, offering: three bedrooms, family bathroom, sitting room, dining kitchen, ground-floor WC. There is an enclosed rear yard with a stone outbuilding housing a bar.

Entering the property via a half-glazed UPVC entrance door with over-door light, which opens to:

SITTING ROOM Having front-aspect UPVC double-glazed windows, and a feature fire opening with raised hearth housing a multi-fuel stove. The room has a fitted dado rail, central heating radiator with thermostatic valve, television aerial point, and wall and centre light points. A half-glazed panelled door with etched glass opens to:

DINING KITCHEN With a rear-aspect double-glazed window overlooking the enclosed rear yard and with views to the wooded hills that surround the area. The room has ceramic tiles to the floor, and a good range of units with cupboards and drawers beneath a roll-edged worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting, and a glass-fronted display cabinet. Set within the worksurface is a sink unit with mixer tap. Set within the chimney piece is a Leisure range-style cooker with a five-burner hob, a ceramic hot plate, and a double oven and grill. Beneath the worksurface there is a Miele 12-place-setting dishwasher. The room has a central heating radiator with thermostatic valve, and ample space for a dining table. A door opening leads to:

REAR ENTRANCE LOBBY With a side-aspect UPVC double-glazed window, ceramic tiles to the floor following through from the kitchen, coat hanging space, and central heating radiator. There is space and connection for an automatic washing machine, and space for a fridge-freezer. The appliances currently installed are included. A panelled door opens to:

GROUND-FLOOR WC With a side-aspect window with obscured glass. Being half-tiled with a ceramic tile floor, and having a suite with: pedestal wash hand basin, and dual-flush close-coupled WC. Sited within the room is the gas-fired boiler, which provides hot water and central heating to the property. From the dining kitchen, a batten door with thumb latch opens to a quarter-turn staircase, which rises to:

FIRST FLOOR LANDING Having a central heating radiator with thermostatic valve, and half-glazed doors with etched glass opening to:

BEDROOM ONE With front-aspect UPVC double-glazed windows having views over the surrounding properties to the wooded hills and open countryside of the Derwent Valley. The room has a central heating radiator with thermostatic valve. There is a feature bedroom fireplace with a cast iron insert.

BEDROOM TWO Having rear-aspect UPVC double-glazed windows with far-reaching views to the wooded hills that surround the area. The room has a central heating radiator, and a feature cast iron bedroom fireplace.

FAMILY BATHROOM Being fully-tiled with a ceramic tile floor and having a side-aspect window with obscured glass. Suite with: P-shaped shower-bath with MiraPlay electric shower over; semi-countertop wash hand basin with storage cupboard beneath, and illuminated mirror and shaver point over; dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve.

From the landing, a quarter-turn staircase rises to:

BEDROOM THREE Built into the shape of the roof, with front and rear-aspect Velux rooflight windows enjoying the far-reaching views. There are access doors into the eaves where there is storage space. The room has a central heating radiator with thermostatic valve.

OUTSIDE To the front of the property is a flagged forecourt, enclosed by a stone wall and iron railing. To the rear of the property is an enclosed patio garden. Accessed from the garden is:

STONE OUT BUILDING WITH BAR Having a rear-aspect window and Velux rooflight. The space is fitted out as country pub with fitted bench seating, and bar with pumps, cooler unit, wine fridge, and sink.

The property has outside lighting and an outside water supply.

SERVICES AND GENERAL INFORMATION All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

COUNCIL TAX BAND (Correct at time of publication) 'TBC'

DIRECTIONS Leaving Matlock along the A6 towards Bakewell after passing DFS and the filling station turn right along the B5057 signposted Chesterfield, take the first left turn into Park Lane where the property can be found on the right hand side.

Disclaimer All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

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