



50% Shared Ownership £100,000 Leasehold

5 OLYMPIAN WAY | DARLEY DALE | MATLOCK | DE4 2GX

**BuckleyBrown**  
ESTATE AGENTS



\*\*\*50% SHARED OWNERSHIP\*\*\*

### CONVENIENCE ON YOUR DOORSTEP!

Located in the scenic area of Darley Dale, Matlock, this delightful semi-detached house on Olympian Way offers a perfect blend of modern living and picturesque surroundings. The location is ideal for those who appreciate the beauty of the Peak District, with stunning landscapes and a variety of outdoor activities right on your doorstep.

Upon entering the property, you are greeted by a contemporary kitchen, which is equipped with modern appliances and ample storage for additional appliances. Just next door you will find a spacious living room complemented by an external door, giving access to the rear garden. The ground floor also features a convenient WC, ensuring practicality for everyday living.

Venturing upstairs, you will find two generously sized bedrooms, each offering a great space to make your own. Positioned just off the landing is a three piece family shower room.

Outside, the property is complemented by an enclosed garden that invites you to enjoy the fresh air and tranquil surroundings. Not to mention this property also benefits from two allocated parking spaces. This semi-detached house is a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in the heart of Darley Dale.

Call now to arrange a viewing!





#### Hall

Entrance with a storage cupboard located under the stairs and further access into;

#### Kitchen 8'5" x 8'4"

Fully equipped kitchen with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and a window to the front. Additional space and plumbing for a washing machine and tumble dryer.

#### Living Room 15'3" x 11'3"

Spacious reception room with carpeted flooring, a window to the rear along with an external door to the rear elevation.

#### WC

Fitted with a hand wash basin and a low flush WC.

#### Landing 6'0" x 11'3"

With leading access into;

#### Bedroom One 15'3" x 12'6"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Two 9'1" x 10'11"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Shower Room 5'10" x 7'0"

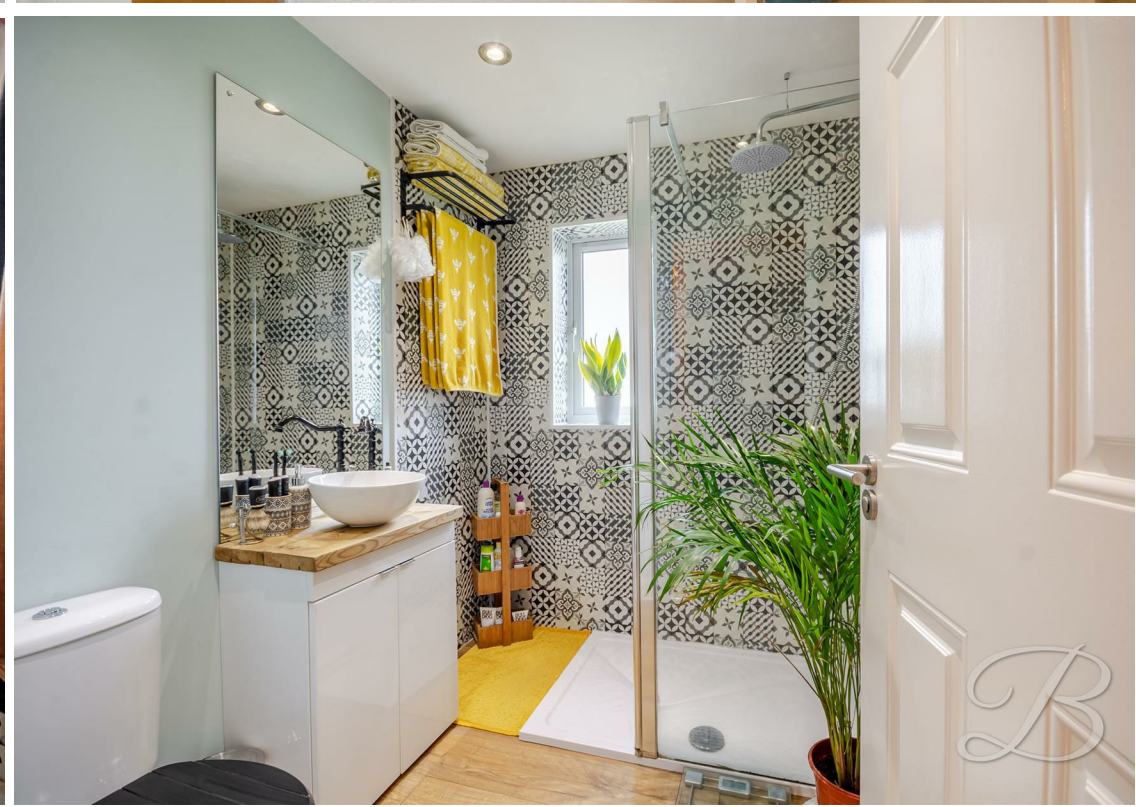
Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.

#### Outside

Low maintenance frontage with a well kept lawn, hedge surround and a pathway leading to the front door. Additionally

benefits from two allocated parking spaces. Enclosed garden to the rear with both a lawned area and patio seating area.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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