



Darley House Estate, Hackney Matlock, DE4 2QG

£225,000

Set on the tranquil Darley House Estate close to major bus routes, this home has superb countryside views in a peaceful setting. The bungalow sits back from the (very quiet!) road and is surrounded by lovingly-tended gardens. Over time, the home has been extended, with the added separate kitchen and extended bathroom also meaning that the main lounge-diner is also more spacious.

One of the features we love is the opportunity to separate-off the second bedroom and occasional room directly above it. This could easily be a larger sleeping area for children (incorporating a dedicated playroom), a separate annexe space with bedroom and lounge area, or a more standard but very desirable home office space.

The home also has a lounge-diner leading through to the kitchen, a main double bedroom and that extended bathroom with large corner bath and separate shower cubicle. Outside, the gardens have clearly been loved over the years and there is also a greenhouse, plus several locations to position a bench or love seat to drink in the views. With two off-road parking spaces, the detached garage could easily be used as workshop space.

The Darley House Estate is located on the northern edge of Matlock. Road access via the A6 can also take you north to nearby Chatsworth House and Bakewell - and further afield to all the other great attractions of the Peak District. Beautiful countryside and thriving market towns make this a beautiful place to live.



Front of house

With breathtaking views across the valley towards Oker, this 2-3 bedroom bungalow is in a great location. Lovingly-tended gardens are bounded by a low stone wall to the front. Flower beds surround the small and immaculate lawn - and there are border hedges on both sides of the garden. To the left are two off-road parking spaces in front of the detached garage. The two bay windows at the front face southwards and there are gated entrances to the rear garden on both sides of the home. Beside a contemporary light fitting on the front wall, you enter the home through the part-glazed timber front door.

Entrance Hallway

The entrance porch has a recessed door mat, useful for scraping muddy boots after taking in one of the numerous local countryside walks. Another part-glazed door leads to the entrance hallway. This is carpeted and there is a radiator, two ceiling light fittings, power points and space for hanging coats. Doors lead into the lounge-diner, family bathroom and both bedrooms.

Lounge-Diner

13'1" x 12'3" and 8'2" x 8'2" (4 x 3.75 and 2.5 x 2.5)

The south-facing bay windows pour light into this room, which has been extended in order to add a dining area beside the kitchen. The useful brick-and-timber TV display unit also incorporates an electric fire. The lounge area is carpeted and has a ceiling clad with a partly-suspended pine ceiling with integrated spotlights.

A brick partition wall with oak shelf separates the dining area. There is a radiator and it is also carpeted, with an east-facing double-glazed window bringing more natural light into this space. A storage cupboard includes a modern Worcester boiler.

Kitchen

13'5" x 6'11" (4.1 x 2.12)

This is an uplifting room, with windows facing north and east, attracting light into this bright and airy space. There is plenty of worktop space and lots of high- and low-level kitchen cabinets, so storage is taken care of! The kitchen has an integrated Hotpoint oven and hob with extractor fan above, plus space and plumbing for a washing machine. We love the integrated vintage Tricity refrigerator, which is still in perfect working order. There is also a sink and drainer with chrome mixer tap, vinyl flooring, ceiling light fittings and radiator.

Bedroom One

11'11" x 11'1" (3.65 x 3.38)

This is a splendid double bedroom with a lovely feel when the light flows in from the wide bay windows, facing south. As with the whole of the ground floor, the ceilings are high, adding to the sense of space. It is spacious and has a calm, relaxing feel. The room is carpeted and has a radiator and ceiling light fitting.

Family Bathroom

6'10" x 5'6" and 6'11" x 6'11" (2.1 x 1.7 and 2.12 x 2.12)

This bathroom was substantially extended years ago as part of a larger extension of the home. This bathroom now has a large corner bath, separate shower cubicle with electric shower, WC, bidet and a ceramic sink set within a substantial cabinet. The entire room is half-tiled from the floor up, with wallpaper above. There are two frosted double-glazed windows, two radiators, ceiling spotlights, an extractor fan and carpeted floor.

Bedroom Two

11'8" x 10'11" (3.58 x 3.33)

This double bedroom has an occasional room above. It is perfect for a variety of uses - we could imagine these two rooms being used as a large sleeping area for two or more children/guests or perhaps a self-contained annexe-type space as a lounge and a bedroom. Alternatively, one of the rooms could be a home office or a children's playroom.

This downstairs room is carpeted and has a north-facing double-glazed window. The sliding door cleverly creates even more space and there is a radiator, with stairs leading up to the 'Occasional Room'.

Occasional Room

11'1" x 10'2" plus eaves storage (3.4 x 3.1 plus eaves storage)

With amazing views to the northern edge of Matlock and across the valley towards Oker, this room offers a multitude of options for use. The carpeted room has lots of eaves storage as well as two fitted cupboards and a dressing table area. There is a radiator and ceiling spotlights. What will you use this room for?!

Rear Garden

This beautiful sanctuary has been lovingly cared-for over generations and therefore has some mature planting beds and cute little immaculate lawns. The garden is accessed via both sides of the house and from the kitchen. There are a couple of patio areas so that you can chase the sun around throughout the day, having a leisurely breakfast, a spot of lunch and evening meal/drinks. We also love the cute trellis arch leading through to a graveled garden with greenhouse. All of this is bordered by a pristine and relatively-new timber fence.

Detached Garage

15'10" x 9'0" (4.85 x 2.75)

Situated beyond the two off-road parking spaces is the detached garage. The garage has internal and external lighting, plus a power supply and windows.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315