



South Park Avenue, Darley Dale, DE4 2FY

This stylish and pristine home has been 'future-proofed' with significant upgrades throughout in the past two years. The improvements include a new kitchen, new bathroom, new windows and internal doors, new boiler, carpets and wooden flooring. The home therefore represents tremendous value for money.

Located on a pleasant, quiet street in the heart of Darley Dale, within walking distance of two primary schools and local facilities, the home is also close to countryside walks and has spacious rooms throughout.

On the ground floor, the entrance hallway leads through to the sitting room, dining room and kitchen. To the first floor are three bedrooms and the family bathroom, with a versatile large loft room above. The front and rear gardens are both easy-maintenance and there is a large modern shed and brick outhouse for useful storage too.

Darley Dale is a popular and friendly village with several shops, pubs, the Whitworth park and centre, as well as two primary schools. Located between Bakewell and Matlock, walking, cycling and driving routes around the majestic Peak District are possible in all directions and the popular market towns of Buxton and Chesterfield are close by too. Chatsworth House and the Chatsworth Estate are within 5 miles too. It is a tremendous location in all respects.

- Immaculate 3 bedroom home
- New bathroom and kitchen in 2022
- New wooden flooring 2025
- Walking distance to primary school and local facilities
- Council Tax band B
- New front windows and doors in September 2025
- Loft insulated and home replastered and redecorated in recent years
- Energy-efficient - EPC rating C
- New boiler in 2025
- New carpets and internal doors in 2023

£225,000

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Front of the home

Approach the home from the new tarmac road to the front. To the right of the path which leads to the front door is a large paved patio, perfect for outdoor seating and dining. It has a timber fence boundary and from this elevated position, it has an open feel thanks to the extra-wide street.

The stone built home has a tiled roof. Enter the home through the half-glazed uPVC front door with chrome handle and letterbox.

Entrance Hallway

This impressive entrance to the home has herringbone wooden flooring which flows seamlessly through to the dining room. It's a wide hallway with a high ceiling, so feels roomy and spacious. To the left is a built-in oak cupboard with shelf. There is a radiator, ceiling light fitting, under-stairs cupboard and window to the front. Stairs on the left lead up to the first floor and a modern Mexicana door opens into the dining room and through to the sitting room.

Sitting Room

11'9" x 10'9" (3.6 x 3.3)

The carpeted sitting room has a huge south-west facing window and this is a bright and airy room. The focal point is the log burner and flue, set within a fireplace with stone hearth and lintel. This has been capped off because it has not been needed since the installation of the new boiler, but can easily be reinstated. The room has a contemporary feature panelled wall, radiator and ceiling light fitting.

Dining Room

13'3" x 10'9" (4.05 x 3.3)

With herringbone wooden flooring, this room has lots of space for a 4-6 seater dining table and additional furniture. This room has another panelled feature wall, radiator and ceiling light fitting, with a large window looking eastwards out to the rear garden.

Kitchen

9'6" x 5'10" (2.9 x 1.8)

Fitted in 2022, the modern kitchen has an L-shaped worktop with white subway brick-style tiled splashbacks and a range of high and low level cabinets and drawers. At the far end is a four-ring gas hob with chrome extractor fan above and Lamona electric oven below. At the right hand end is a stainless steel sink and drainer with chrome mixer tap, with space and plumbing beneath the worktop for a washing machine. The room also includes a ceiling light fitting, a window and half-glazed uPVC door to the rear garden. It may be a consideration to open up the kitchen and dining room to create one large ground floor room.

Stairs to first floor landing

Carpeted stairs with a pine banister on the right lead up to the L-shaped landing. There is a ceiling light fitting and entry to the loft room overhead. Matching white panelled doors with chrome handles lead into the three bedrooms and bathroom.

Bathroom

8'0" x 5'8" (2.45 x 1.75)

We love this modern, stylish room, which was fitted in 2022 - especially the contrast of the black easy-clean walls with the white bathroom suite. The jellybean shaped bath has a chrome mixer tap, curved pivoting glass screen and mains-fed shower with monsoon shower head and separate hand-held shower attachment. There is a ceramic WC with integral flush, ceramic pedestal sink with chrome mixer and vinyl flooring. There is also a contemporary slate grey vertical heated towel rail, frosted double-glazed window and ceiling light fitting.

Bedroom One

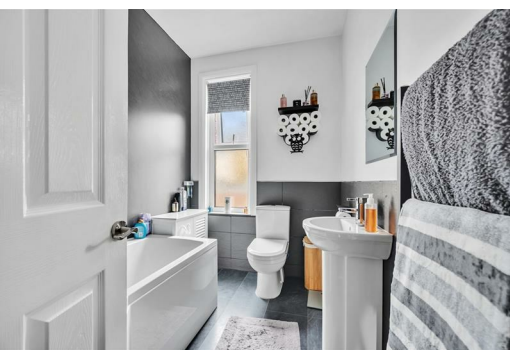
13'5" x 10'9" (4.1 x 3.3)

The large double bedroom at the rear has a high ceiling, pine-effect laminate flooring and a full-height double wardrobe with mirrored sliding doors. There is lots of space for a double bed and furniture in this carpeted room, which has a radiator and feature panelled wall.

Bedroom Two

11'9" x 9'10" (3.6 x 3)

Another large double bedroom, this is located at the front of the home and has three double fitted wardrobes, plus plenty of space for a double bed and furniture. The room includes pine laminate flooring, a large south-facing window, ceiling light fitting, ceiling beams and a radiator.



Bedroom Three

7'10" x 5'10" (2.4 x 1.8)

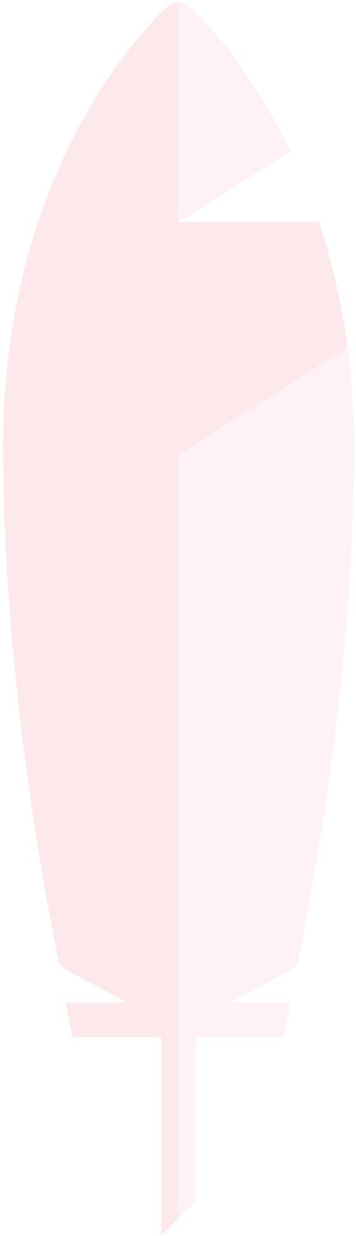
This single carpeted room at the front of the home has a tall south-facing window. It could also be a home office or nursery.

Loft Room

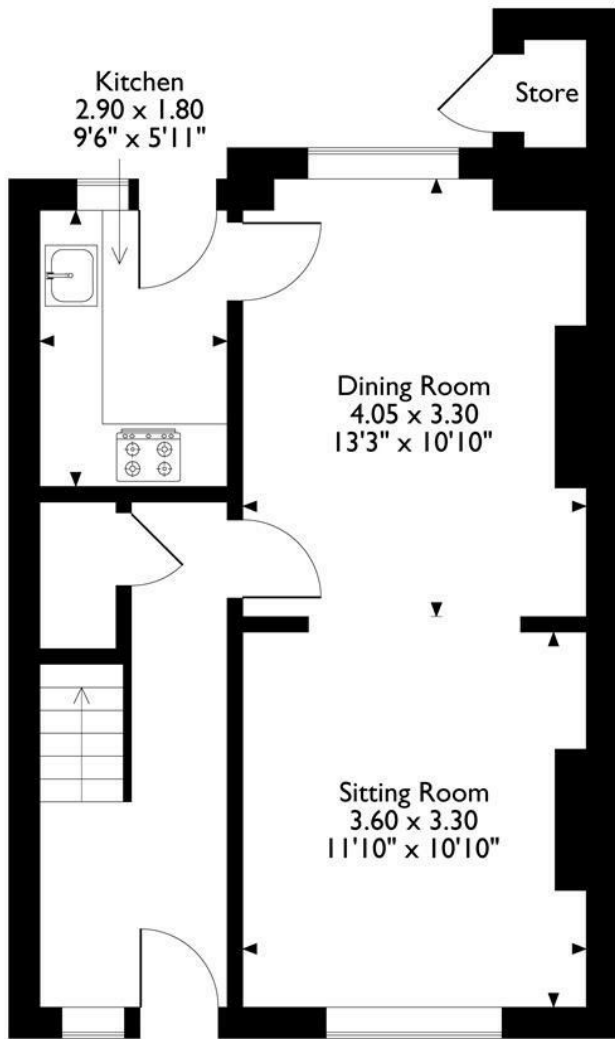
This large carpeted space is a versatile room which has been variously used as a play room, hobby room and home office. It is carpeted and has a radiator, ceiling light fitting, Velux window and exposed beams.

Rear Garden

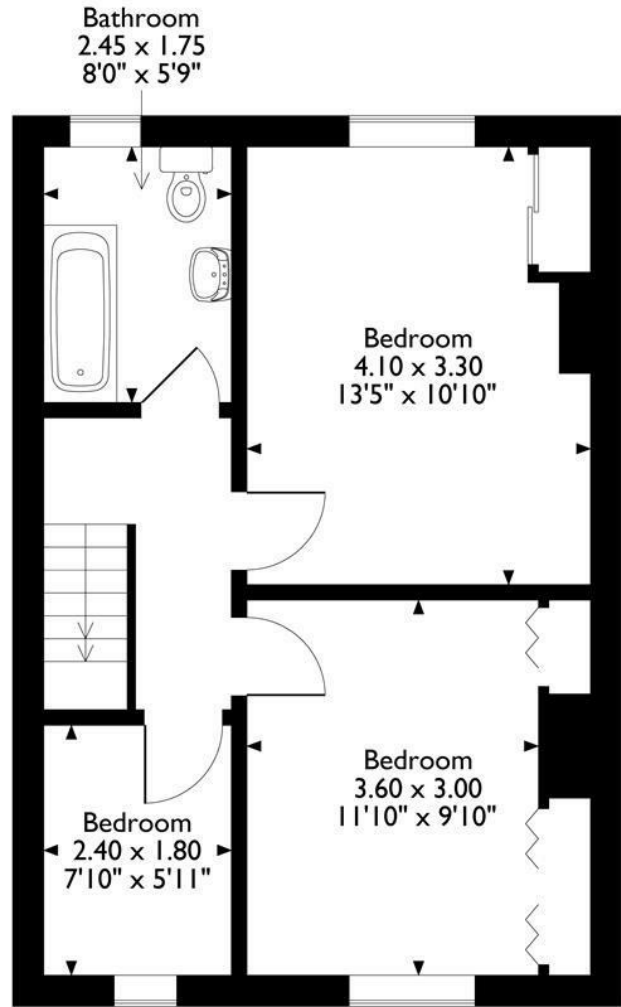
Accessed from the kitchen and also via a gate at the rear, the yard is bordered by brick walls on three sides. It includes a brick store and large modern shed. There is plenty of space for outdoor seating and a dining set plus outdoor storage. It is east facing with an open aspect to the south, so gets a good amount of sunlight from early morning to lunchtime, making it perfect for a spot of breakfast or light lunch.



22 South Park Avenue
Approximate Gross Internal Area
84 Sq M / 904 Sq Ft

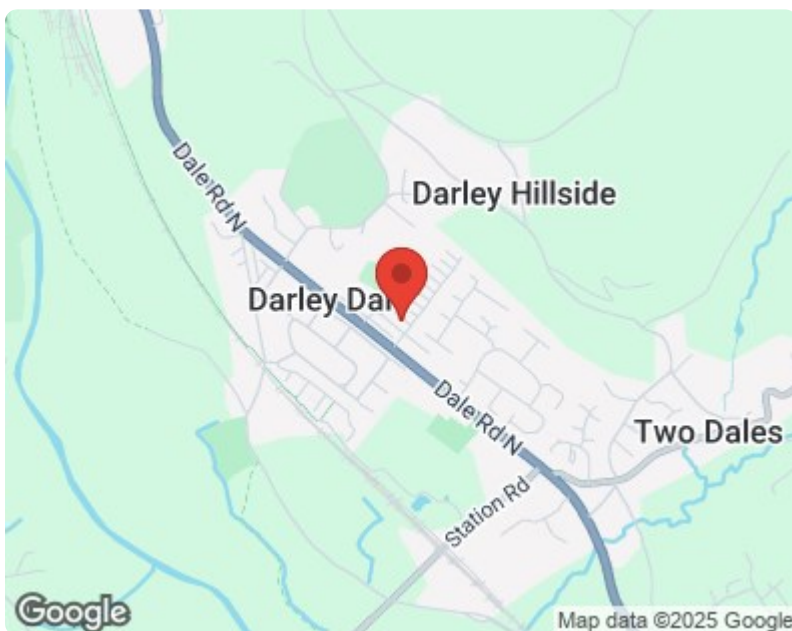


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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

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

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