



w**ards**
estate agents

Doone Cottage Ladygrove Road

Two Dales, Matlock, DE4 2FG

Guide price £465,000

Doone Cottage Ladygrove Road

Two Dales, Matlock, DE4 2FG

PRICE GUIDED £465,000-£475,000

We are extremely delighted to present this outstanding completely refurbished EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED STONE BUILT COTTAGE with a high standard specification whilst retaining many original features. Ideally situated in a quiet rural location on the edge of the popular village of Two Dales within easy walking distance of an excellent range of local amenities. Surrounded by glorious Derbyshire countryside and on the doorstep of an abundance of stunning Peak District walks and cycling routes.

Impeccably presented and well maintained interior, having been recently neutrally re-decorated throughout offers 1275 sq ft of versatile family living accommodation! Comprising on the ground floor of rear utility, cloakroom/WC, Study/office/home working room, family reception room with feature stone fireplace having gas log burner, Stunning Open Plan Ultra Modern Dining Kitchen with high quality integrated appliances. Velux window and Bi-Folding doors lead onto the Sun Blessed Cottage Patio and gardens.

To the first floor Principal double bedroom with superb range of fitted bedroom furniture and enviable countryside views. Exquisite fully tiled En Suite shower room. Guest double bedroom with range of fitted wardrobes, third double bedroom both rooms enjoying front aspect views over the woodland, river and countryside beyond. Stunning Luxury Fully Tiled Family Bathroom with 3 piece suite.

Front low stone walling with substantial fencing screen the car standing space. Steps lead through the secure side gate into the delightful fully landscaped cottage style gardens. Fabulous Limestone patio with several raised and screened raised beds stocked with an abundance of shrubs & plants all enclosed with attractive fenced boundaries with privacy trellis above. Screened refuge area. Outside security lighting and water tap. Perfect setting for family & soc

Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler
uPVC Double Glazed Windows
Gross Internal Floor Area - 1275.0 Sq.m. / 118.5 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area - Highfields School

Utility Room

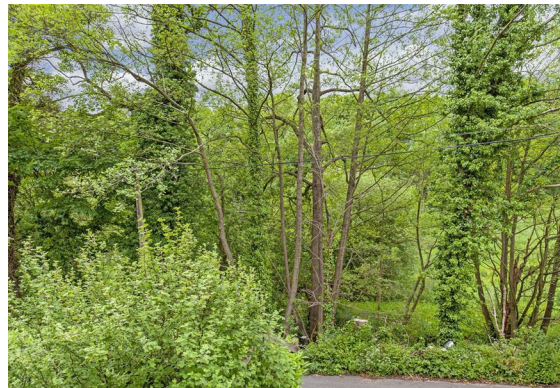
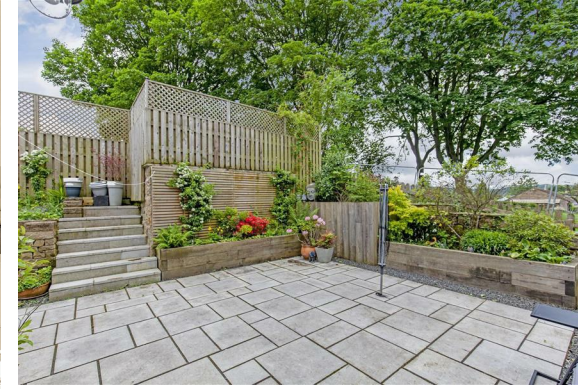
10'3 x 8'10 (3.12m x 2.69m)

Rear uPVC stable entrance door with obscure glazing. Perfect utility area with a range of base and wall units with complimentary work surfaces over having inset sink with mixer tap. There is space for washing machine and dryer. Tiled flooring.

Cloakroom/WC

4'1 x 2'10 (1.24m x 0.86m)

Low level WC and wash hand basin





Study Area

8'6" x 4'7" (2.59m x 1.40m)

A very useful space for home working/study/office. The Worcester Bosch combi boiler is located here, it is 5 years old and is serviced. Range of attractive Gloss fronted cupboards with good coats and shoe storage space.

Reception Room

18'3" x 16'4" (5.56m x 4.98m)

A beautifully presented family sitting room with front aspect window overlooking the woodland area, river and countryside beyond which provide a high degree of privacy. Fabulous original Gritstone Fireplace with remotely controlled Gas Log Burner. Stairs climb to the first floor.

Impressive Ultra Modern Dining Kitchen

14'4" x 11'0" (4.37m x 3.35m)

A truly fabulous open planing dining kitchen which facilitates an excellent family living space which comprises of a superb quality range of designer base and wall units with complimentary Quartz work surfaces over & having inset stainless steel sink with tiled splash backs. High quality Neff Double Ovens and Integrated Halogen Hob. Splendid central island with surplus amounts of drawer storage and great Breakfast Bar seating. Integrated wine chiller. Space for Fridge Freezer. Downlighting and tiled floor.

Dining Area

14'4" x 7'9" (4.37m x 2.36m)

Superb dining space with Velux window and Bi-Folding doors which together provide a light and airy ambiance and lead onto the Stone Patio and landscaped gardens.

First Floor Landing

12'5" x 10'2" (3.78m x 3.10m)

Principal Double Bedroom

14'8" x 10'11" (4.47m x 3.33m)

Superb main double bedroom with rear aspect window that enjoys views over the surrounding countryside. Includes an impressive range of floor to ceiling wardrobes having complimentary bedside cabinets and drawers which are available by negotiation. Downlighting

Exquisite En-Suite

7'6" x 5'6" (2.29m x 1.68m)

Stunning en suite shower room with feature fully tiled walls and comprising of a White 3 piece suite which includes shower cubicle with mains rain shower and attached hose, low level WC and wash hand basin having fountain tap set within a Grey gloss vanity cupboard. Tiled floor. Access to the insulated loft space.

Double Bedroom Two

15'3" x 8'9" (4.65m x 2.67m)

A second double Guest bedroom with front aspect window which enjoys views towards the woodland area with river and countryside beyond. Quality range of fitted wardrobes with sliding doors. Downlighting

Double Bedroom Three

10'6" x 7'6" (3.20m x 2.29m)

Spacious third bedroom which again enjoys views over the lovely woodland aspect, river and countryside beyond.

Luxury Family Bathroom

9'2" x 6'6" (2.79m x 1.98m)

Ultra modern and stylish family bathroom being fully tiled and comprising of a three piece suite which includes a shower bath with mains rain shower and attachment hose, low level Biobidet and wash hand basin with fountain tap set upon a free standing rustic wood vanity unit with cupboards and open shelving. Wall mirror and tiled flooring.





Outside

Front low stone walling with substantial fencing screen the car standing space.

Steps lead through the secure side gate into the delightful fully landscaped cottage style gardens. Fabulous Limestone patio with several raised and screened raised beds stocked with an abundance of shrubs & plants all enclosed with attractive fenced boundaries with privacy trellis above.

Screened refuge area. Outside security lighting and water tap. Perfect setting for family & social al-fresco outside entertaining!



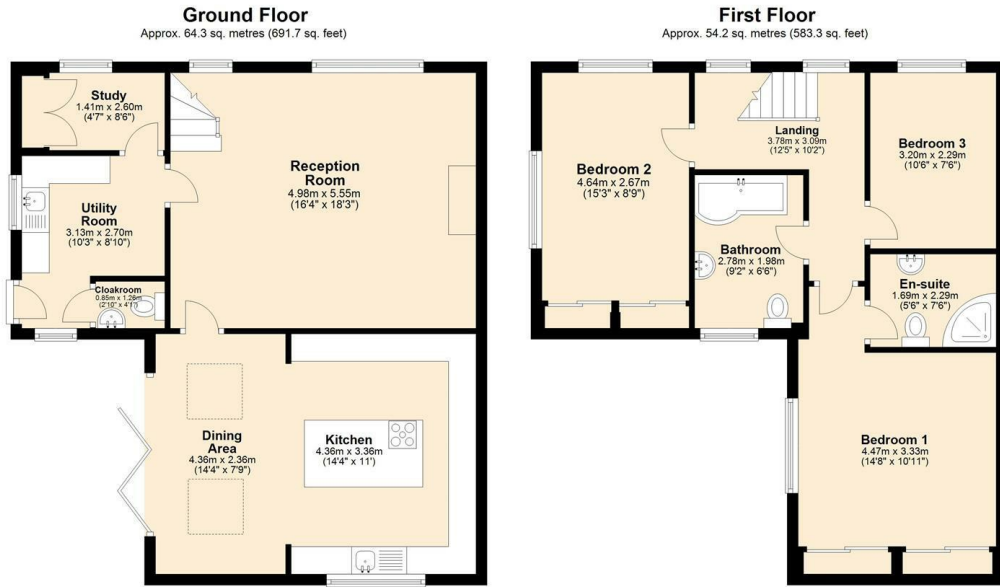
School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



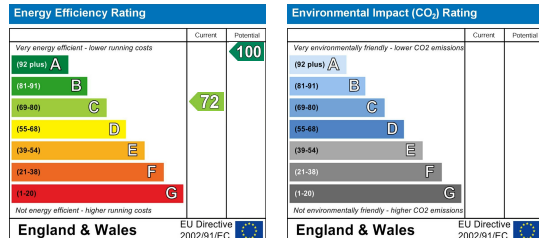
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

