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estate agents

8 Sir Josephs Lane

Darley Dale, Matlock, DE4 2GY

Guide price £800,000

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Impressive FOUR/FIVE BEDROOM EXECUTIVE DETACHED FAMILY HOUSE WITH DOUBLE DETACHED GARAGE/ANNEX having undergone a remarkable full scheme of modernisation/renovation works which can only be fully appreciated with Internal Viewing! Superb rear landscaped gardens with outside kitchen/entertainment space- perfect for social and family enjoyment!

Situated in a popular residential setting on the edge of the Peak District National Park in a sought after village with excellent local amenities and an active community. Well positioned between Bakewell & Matlock within highly regarded primary /secondary school catchment and a wealth of shops, leisure facilities & public transport links.

Refurbishment Works Q4 2020

Renovation of Utility room with new units and quartz worktop
Remodelling of Kitchen, completely new kitchen with quartz worktops and bi folds and statement glazing. Rangemaster Nexus 110 Dual Fuel Range Cooker with Slate/Chrome Trim, installed Oct 2020. (Electric dual ovens, electric grill, 5 gas rings & electric hotplate. New floors throughout the property hard floor downstairs, carpet upstairs. Improved insulation below floors
New LED downlights throughout
New windows and doors throughout
New patio and walkways around the property.
Electric garage door. New fencing around property
Outdoor kitchen installed with mains water and electric.. Bespoke shed at bottom of garden
Increased the size of the drive by moving existing wall and replaced hedge at the top with hit and miss fencing to improve access
New boiler 2020- Worcester Gas Condensing Boiler 800 with 10 year warranty & serviced Dec 2022. New boiler room created in utility
New consumer unit. EV charging point installed
Statement designer radiators added
Redecorated throughout
2 renovated en suites one with Mira shower
New soffits, gutters and roof verge caps
Installation of 2 new multifuel stoves, one kitchen, one bathroom
Mains CO2 and CO alarms throughout

Additional Information

Gross Internal Floor Area - 265.1 sq.m/ 2853.9 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area - Highfields School
Some of the trees have Tree Preservation Orders.

Spacious Entrance Hall

17'3 x 6'2 (5.26m x 1.88m)

Feature Oak entrance door with side glazed panels. Laminate flooring. Under stairs store & additional larder cupboard. Stairs to first floor.





Stunning Open Plan Dining Kitchen

14'4 x 10'11 (4.37m x 3.33m)

A stylish open plan family living/dining/kitchen area comprising of a bespoke range of soft Grey base and wall units with feature Copper furnishings, inset Belfast sink with mixer tap and complimentary Quartz worktops/upstands. Integrated dishwasher and space for fridge/freezer. Rngemaster Nexus 110 Dual Fuel Range Cooker with Slate/Chrome Trim, installed Oct 2020.

Dining Room

20'9 x 9'7 (6.32m x 2.92m)

Feature glazed window overlooking the rear gardens. Multifuel Stove. Bi Folds to the fabulous Limestone Patio and Entertaining Space.

Utility Room

8'2 x 7'0 (2.49m x 2.13m)

Comprising of a complimentary range of Grey base and wall units providing surplus amounts of storage, with Quartz work surfaces and splash backs. Inset Belfast sink

Cloakroom/WC

5'4 x 3'1 (1.63m x 0.94m)

Comprising of a 2 piece suite which includes low level WC and wash hand basin with vanity cupboard below. Chrome heated towel rail.

Study

10'5 x 9'7 (3.18m x 2.92m)

Front aspect window. A versatile room which is currently used for home working/office

Snug

10'5 x 9'7 (3.18m x 2.92m)

Rear aspect window which overlooks the superb rear landscaped gardens and entertaining space. A very versatile room which could be used for a bedroom/ home working/office facility.

Impressive Reception Room

17'0 x 12'2 (5.18m x 3.71m)

A truly superb family living space, light & airy with rear window & French doors onto the patio & gardens. Stone hearth with Multi Fuel Stove

Dining Area

17'0 x 7'10 (5.18m x 2.39m)

A lovely family space for dining enjoyment. Two front aspect windows.

First Floor Landing

24'2 x 8'2 (7.37m x 2.49m)

Feature staircase with surplus amounts of light, decorative radiator cover, storage cupboard and front aspect picture window.

Principal Double Bedroom

17'0 x 16'5 (5.18m x 5.00m)

Fabulous main double bedroom which enjoys beautiful rear garden views having two rear aspect windows. Full quality range of bedroom wardrobes and surplus amounts of additional eaves storage space.

Luxury En-Suite Shower

8'4 x 5'9 (2.54m x 1.75m)

Fully tiled and comprising of a quality 3 piece White suite which includes corner shower cubicle with mains Mira shower, low level WC and free standing wash hand basin set upon vanity cupboard. Chrome heated radiator. Velux window and tiled flooring.

Double Bedroom Two

12'0 x 10'6 (3.66m x 3.20m)

Rear aspect window with views over the landscaped gardens.

Dressing Room

9'11 x 5'6 (3.02m x 1.68m)

Fabulous comprehensively fitted open plan dressing area with ample hanging, drawers & top box storage spaces.





Luxury En-Suite Shower Room

9'11 x 3'11 (3.02m x 1.19m)

Being fully tiled & comprising of a 3 piece White suite which includes shower area/mains shower, wash hand basin & low level WC set within attractive vanity housing with toiletry cupboard. Wall mirror, tiled floor.

Double Bedroom Three

10'5 x 9'8 (3.18m x 2.95m)

Front aspect window.

Double Bedroom Four

10'11 x 10'6 (3.33m x 3.20m)

Front aspect window.

Exquisite Family Bathroom

10'5 x 9'8 (3.18m x 2.95m)

Spacious family bathroom which comprises of a 4 piece White suite that includes bath, separate tiled shower area, low level WC and wash hand basin set within White Gloss vanity cupboards and housing. Tiled floor.

Double Garage

17'11 x 17'9 (5.46m x 5.41m)

Remote garage roller door. Lighting and power. External access to Annex/Storage/Home Working space above with shower room.

Annex/Studio

17'11 x 17'9 (5.46m x 5.41m)

An incredibly versatile self contained space above the garage which is currently used as gymnasium. Front aspect dormer window and further side aspect window. Has potential for ancillary living, home working or Air B & B/Holiday Let (subject to any required consents)

En-Suite Shower Room

6'6 x 6'0 (1.98m x 1.83m)

Being partly tiled & comprising of a shower area/electric shower, wash hand basin & low level WC set in vanity housing with toiletry cupboard.

Outside

Front driveway with substantial fenced (hit and miss) boundaries leads to ample car parking spaces/turning space and Detached Double Garage/Annex. Side pathways to lead around to the fabulous privately enclosed landscaped gardens with Laurel hedge boundaries and a superb feature Indian outdoor kitchen/bar and a superb feature Indian outdoor kitchen/bar with drinks chiller, mains water & electricity- Absolutely perfect for Al Fresco eating & social/family entertainment! Mature trees & well established large area of lawn and bark play area which is perfect for family enjoyment. Log store, external lighting and water tap.



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.

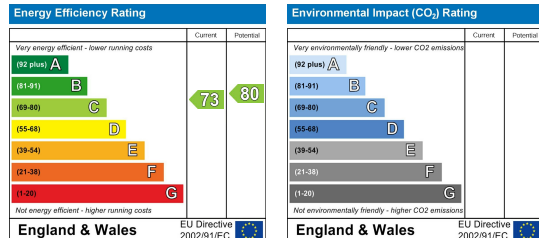
Floor Plan



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



Area Map



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.

