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61 Park Avenue, Darley Dale, Matlock, DE4 2FX
£875 pcm



- Detached 4 Bed Family Home
- Garden to rear flagged seating area taking advantage of the southerly aspect
- Detached Garage with power and lighting
- Driveway providing Off Road Parking
- Quiet cul de sac location
- Downstairs WC
- Timber garden shed
- Family Bathroom
- Pet considered!

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61 Park Avenue, Darley Dale, Matlock, DE4 2FX

A four bedroom detached property, situated on a quiet cul-de-sac of similar high quality homes, ideally located close to excellent local amenities. Offering four bedrooms, family bathroom, spacious sitting room, dining room and fitted kitchen. There are gardens to front and rear, off-road parking and a detached garage.

Entrance Hallway 4'10 x 4'5 (1.47m x 1.34m)

With a staircase rising to the first floor and doors opening to:

Sitting Room 21'6 x 10'10 (6.55m x 3.3m)

With dual aspect double glazed windows, television aerial point with sky facility and feature fireplace with gas fire.

Dining Room 11'10 x 9'8 (3.6m x 2.95m)

With a front aspect double glazed window, light wood effect laminate flooring, door to an under stairs storage cupboard and further door leading to:

Kitchen 9'5 x 9'4 (2.87m x 2.84m)

With rear aspect windows overlooking the gardens. A fully tiled room with a good range of units in a light oak finish with cupboards and drawers beneath a work surface with a tiled splashback, wall mounted storage cupboards and a 1/2 bowl sink, Hotpoint gas cooker with extractor canopy over. There is space and connection for an automatic washing machine and space for a fridge.

Rear Entrance Lobby 5'5 x 2'10 (1.65m x 0.86m)

With a door onto the rear gardens and door to:

Cloak Room 5'7 x 3'11 (1.7m x 1.19m)

With coat hanging space, low level wc and wash hand basin.

First Floor Landing 9'8 x 3'4 (2.95m x 1.01m)

With loft access hatch and doors opening to:

Bedroom One 12'1 x 11'2 (3.68m x 3.4m)

With front aspect windows with views over the surrounding properties to the wooded hills. The room has fitted wardrobes with hanging space and storage shelving.

Bedroom Two 12'2 x 10'9 (3.71m x 3.28m)

With a front aspect window with similar views to bedroom one.

Bedroom Three 9'2 x 8'2 (2.79m x 2.49m)

With a rear aspect window with views over the garden towards Whitworth Park.

Bedroom Four 9'2 x 7'4 (2.79m x 2.23m)

Again with rear aspect window with similar views to bedroom three.

Family Bathroom 7'7 x 7'5 (2.31m x 2.26m)

A fully tiled bathroom with a double glazed window with obscured glass. Suite with panelled bath with mixer shower over and glass shower screen, pedestal wash hand basin and close coupled wc.

Outside

To the front of the property a driveway provides off-road parking and there is a garden laid to lawn. To the rear of the property is a delightful enclosed garden with a flagged seating area taking advantage of the southerly aspect, lawns and borders with mature shrubs and trees. The property has outside lighting, power and water supplies and a timber garden shed.

Garage 16'2 x 11'5 (4.93m x 3.48m)

A detached garage with an up and over vehicular access door, power and lighting.

Directions

From our office on Bank Road, head southwest toward St. Joseph's Street, at the roundabout, take the 3rd exit onto Bakewell Rd/A615, at the next roundabout, take the 2nd exit onto Bakewell Rd/A6 towards Darley Dale. Continue to follow A6 and then turn right onto The Parkway. Take the 1st right onto Park Avenue and the Property will be found on the right.

Services and General Information

The property is on all mains services.

Rental application fee - £150.00 inc VAT per person.

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

