



**Sally Botham**  
E S T A T E S

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**7 Willow Way, Darley Dale. DE4 2QW**  
**Offers over £240,000**

**A delightful, semi-detached, stone-built family home, offering: three bedrooms; kitchen; living-dining room; bathroom; ground-floor WC; patio gardens to the front and rear; a good-sized driveway providing off-road parking. Darley Dale is located between Matlock and Bakewell on the edge of the Peak District National Park. There are excellent local shops including mini supermarket, fish bar, Chemist etc and highly regarded primary schools. Ideally situated for the delightful open countryside, fine views and pleasant walks and within commuting distance of Sheffield, Nottingham and Derby. There is a branch line railway station at nearby Matlock with a regular service to Nottingham and Derby.**

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Entering the property via a UPVC entrance door with central double-glazed window with decorative stained glass, which opens to:

**ENTRANCE HALLWAY 4.42m x 2.13m (14'6" x 6'11") – maximum measurements**

Having hardwood flooring; staircase rising to the upper-floor accommodation; under-stairs storage cupboards providing storage space, with space and connection for a washing machine; central heating radiator; wooden panelled doors opening to storage cupboards with fitted shelving. A further wooden panelled door opens to:

**GROUND FLOOR WC 1.87m x 0.89m (6'1" x 2'11")**

Built into the space beneath the stairs, the room is illuminated by downlight spotlights with corner pedestal wash hand basin with tiled splashback and fitted mirror above, and dual-flush close-coupled WC. There is an extractor fan and a central heating radiator with thermostatic valve.



From the entrance hallway, a wooden panelled door with triple centre glass panes opens to;

**KITCHEN 3.13m x 2.58m (10'3" x 8'5")**

Having front-aspect UPVC double-glazed windows overlooking the front garden and driveway, hardwood flooring, and being illuminated by downlight spotlights. The kitchen is fitted with a range of soft-close cupboards and drawers set beneath a worksurface with matching upstand and mermaid board splashback. Set within the worksurface is a one-and-a-half bowl sink with mixer tap and draining board, plus a four-burner gas hob with electric oven beneath and illuminated extractor canopy over, vented to the outside. There are further fitted cupboards providing storage space. Integral appliances include an under-counter dishwasher. There is space and connection for a free-standing fridge-freezer, and the room has a central heating radiator with thermostatic valve.



A broad opening leads to:

**LIVING-DINING ROOM 4.68m x 2.59m (15'4" x 8'5") and 4.81m x 3.29m (15'9" x 10'9") – maximum measurements**

An L-shaped room with rear-aspect UPVC double-glazed windows and patio doors opening to the rear decking and patio garden. The room has hardwood flooring, a wall-fitted electric fire, central heating radiator with thermostatic valve, television aerial point with satellite facility, and telephone point. The room has ample space for both living and dining furniture.



From the entrance hallway, a staircase rises to:

**FIRST FLOOR LANDING 2.86m x 1.97m (9'4" x 6'5") – maximum measurements**

Having a loft-access hatch providing access to a partially-boarded loft, providing storage space. A panelled door opens to a good-sized airing cupboard (0.70m x 0.59m – 2'3" x 1'11") with slatted linen shelving providing storage space and housing the Worcester gas-fired boiler which provides central heating and hot water to the property.

Further panelled doors open to:

**BEDROOM ONE 3.84m x 2.57m (12'7" x 8'5")**

Having front-aspect UPVC double-glazed windows flooding the room with natural light. A good-sized double bedroom having a deep over-stairs fitted wardrobe (1.76m x 0.88m – 5'9" x 2'10") with shelving and hanging rail providing ample storage space. There is a central heating radiator with thermostatic valve, and television aerial point.



### **BEDROOM TWO 3.23m x 2.77m (10'7" x 9'1")**

Having rear-aspect UPVC double-glazed windows, fitted wardrobe with hanging rail and shelving providing storage space, and central heating radiator with thermostatic valve. There is a fitted wood-effect worksurface with seating space beneath, forming a vanity table.

### **BEDROOM THREE 3.23m x 1.95m (10'7" x 6'4") – maximum measurements**

With rear-aspect UPVC double-glazed windows, and fitted wardrobe with shelving and hanging rail providing storage space. The room has a central heating radiator with thermostatic valve.



### **BATHROOM 1.96m x 1.86m (6'5" x 6'1")**

A partially-tiled room with central obscured porthole rooflight window, having suite comprising of: panelled bath with mixer tap and handheld shower spray, and shower above with handheld shower spray; porcelain wash hand basin with fitted storage cupboard beneath and illuminated fitted mirror over; dual-flush close-coupled WC. There is fitted shelving, a central heating radiator with thermostatic valve, a shaver point, and extractor fan.

### **OUTSIDE**

To the front of the property is a flagstone pathway leading to the front door and the rear access gate. Beside the pathway is a driveway providing off-road parking with space for two vehicles. Immediately to the front of the property is an area of flagstone patio garden, enclosed by a wooden fence with access gate, having ample space for garden furniture and pot plants.

To the rear of the property is a central area of flagstone patio, surrounded by a slightly raised decking area with ample space for garden furniture and pot plants. To the side of the patio is a flowerbed, housing ornamental shrubs and flowering plants.

There are two sheds residing within the rear garden: one to the rear corner – a timber-built shed / summer house with power; the other is a painted timber shed residing immediately to the rear of the property with front-aspect double timber batten doors, fitted shelving, power, and space and connection for a washing machine and other white goods.



The rear garden is completely enclosed by a wooden fence with fitted pergola above the main decking immediately to the rear of the property.

There is outside lighting, power supply, and water supply.

### **SERVICES AND GENERAL INFORMATION**

All mains services are connected to the property.

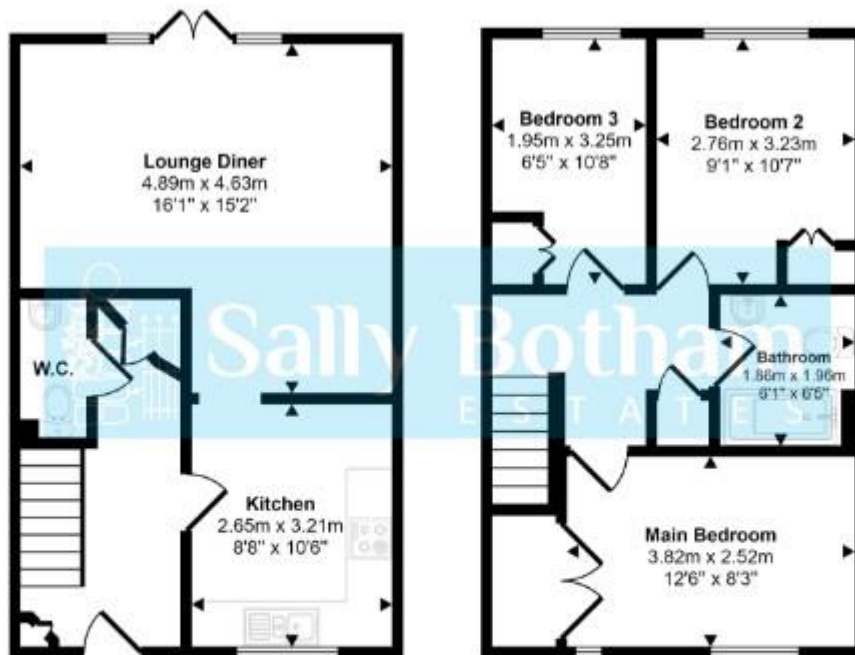
**TENURE** Freehold

**COUNCIL TAX BAND (Correct at time of publication)** 'C'  
**COUNCIL TAX COST (PA) (Correct at time of publication)**  
 '£1,830.35'

### **DIRECTIONS**

Leaving Matlock along the A6 towards Bakewell, turn immediately left after the traffic lights by Co-Op onto the B5057. At the crossroads turn right on to Church Road, pass over the train crossing, turn right on to Butts Road, then right again on to Willow Way, where the property can be found towards the end of the road, as identified by our For Sale board.





Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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