



Sally Botham
E S T A T E S

27 Bank Road, Matlock

Derbyshire DE4 3NF

Tel 01629 760 899

Fax: 01629 760 701

Email: enquiries@sallybotham.co.uk

Web: www.sallybotham.co.uk



2 Darley Lodge Drive, Darley Dale, Matlock, DE4 2EP

£500,000

An exceptionally well-presented and spacious family home ideally located within easy reach of the town centre. with accommodation offering: four double bedrooms; family shower room; spacious sitting room; large dining kitchen; and a ground floor WC. There is off-road parking, a detached garage, and gardens to front and rear.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Tel: 01629 760 899 Mobile: 07977 136687
www.sallybotham.co.uk



Entering the property via a half-glazed wood-effect UPVC entrance door which is protected by an open porch and opens to:

RECEPTION HALLWAY 2.99m x 1.30m

Having a staircase rising to the upper-floor accommodation, coving to the ceiling, and a central heating radiator with thermostatic valve. A door opens to a useful understairs cloak cupboard with hanging space. Further doors open to:

SITTING ROOM 5.29m x 3.98m

A delightfully spacious room with front-aspect UPVC double-glazed picture windows overlooking the gardens and driveway. The room has coving to the ceiling, a fitted dado rail, and a feature fireplace with decorative painted surround, and marble insert and hearth housing a living-flame gas fire. There is a central heating radiator with thermostatic valve and a television aerial point with a satellite facility. A pair of half-glazed doors with bevelled glass panels open to:



DINING KITCHEN 8.51m x 3.30m

An exceptionally spacious room with a half-glazed entrance door with side light panel opening onto the driveway. There are rear-aspect windows to the kitchen area, and sliding patio doors to the dining area, which open onto the enclosed rear garden. A further panelled door opens back to the hallway.

The kitchen area of the room is fitted with an exceptionally good range of units with cupboards set beneath a quartz worksurface with matching upstand. The worksurface returns to form a peninsula unit creating a room divide with cupboards and drawers to the dining area.



Set within the peninsula unit is a Neff four-ring induction hob over which is a CDA extractor canopy, which is vented to the outside. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, and filtered boiling and cold water tap. The kitchen area has an island unit with cupboards and drawers set beneath a solid timber oversailing top, which forms a breakfast bar. Within the kitchen there is a Neff eye-level fan-assisted oven and an integral Miele microwave, Hotpoint washing machine, and Miele 12-place-setting dishwasher. The room is illuminated by downlight spotlights and there is a central heating radiator with thermostatic valve.

The dining area of the room has a radiator and downlight spotlights. There is a television aerial point.

From the reception hallway, a panelled door opens to:

GROUND FLOOR WC 1.88m x 1.12m

Being fully tiled with a ceramic tile floor and having a side-aspect double-glazed window with obscured glass. The suite comprises: concealed-cistern dual-flush WC, and wall-hung wash hand basin with mixer tap and storage cupboard beneath. There is a chrome-finished ladder-style towel radiator.



From the hallway, a staircase with turned spindles and newels rises via a half-landing to:



FIRST FLOOR LANDING 4.01m x 0.86m and 3.05m x 0.80m

A T-shaped landing, having a front-aspect UPVC double-glazed window enjoying far-reaching views over the open countryside that surrounds the area. An access hatch opens to a boarded loft space, and a panelled door opens to an airing cupboard with slatted linen storage shelving and housing the hot water cylinder.

From the landing, further doors open to:

BEDROOM ONE 4.56m x 3.36m (measured into the wardrobes)

Having rear-aspect UPVC double-glazed windows overlooking the enclosed garden, and with views to the wooded hills beyond. The bedroom is fitted with an excellent range of fitted wardrobes providing hanging space, storage shelving, and storage drawers. The room is illuminated by downlight spotlights and there is a central heating radiator with a thermostatic valve.

BEDROOM TWO 3.97m x 3.07m

Having front-aspect UPVC double-glazed windows with superb far-reaching views over the wooded hills of the Derwent Valley. The room has a central heating radiator with thermostatic valve, and downlight spotlights.

BEDROOM THREE 3.84m x 2.32m

With rear-aspect double-glazed windows having similar views to bedroom one. The room has a central heating radiator with thermostatic valve.

BEDROOM FOUR 3.02m x 2.08m

Having a front-aspect double-glazed window, with similar views to bedroom two. The room has a central heating radiator with thermostatic valve. This room would make an ideal study / work-from-home space, if not required as a bedroom.

FAMILY SHOWER ROOM 2.16m x 2.14m

Being half-tiled and having a side-aspect window with obscured glass, and suite with: double-width level-entry shower cubicle with Mira Vigour thermostatic shower and glass shower screen; vanity-style wash hand basin with storage cupboards beneath; and dual-flush close-coupled WC. The room has open storage shelving, shaver point, extractor fan, central heating radiator with thermostatic valve, and dual-fuel chrome-finished ladder-style towel radiator.

OUTSIDE The property is approached via a shared driveway, giving access to the garage and the entrance to the property.

To the front of the property is a low-maintenance garden with gravel borders interspersed with mature ornamental shrubs and borders with flowering plants. There is a gravelled parking area. The driveway continues down the side of the property, where there is access to the garage. From the driveway, a gated archway opens to a delightful enclosed rear garden with a flagged terrace immediately to the rear of the property, where doors open from the dining area. Steps rise to a further flagged seating area and garden with a sculpted lawn with borders stocked with a good variety of flowering plants and ornamental shrubs designed to give colour and interest throughout the year. To the top of the garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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	

is an aluminium greenhouse (2.44m x 1.83m) with a power point. The property has outside lighting on PIR sensors and an outside water supply.

GARAGE 5.58m x 3.25m

Having an electrically-operated roller shutter door, side-aspect window, and personnel door. The garage has power and lighting.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. Constructed in precast stone set under a traditional roof.

TENURE Freehold

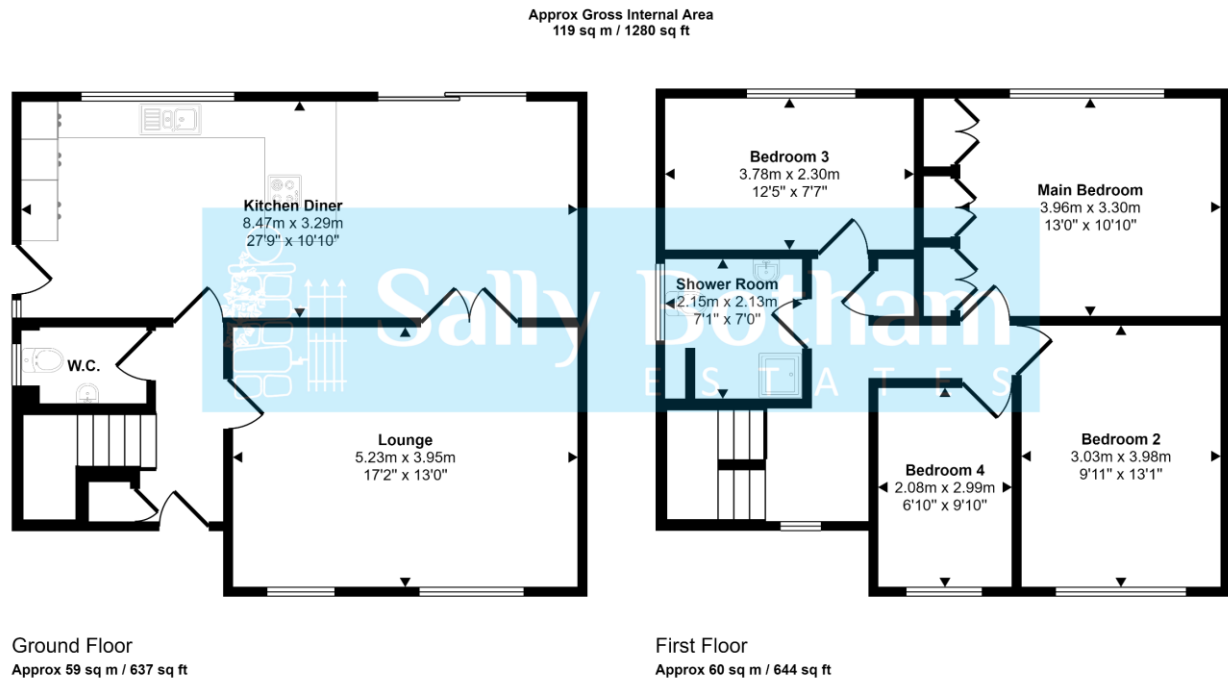
COUNCIL TAX BAND (Correct at time of publication) 'E'

DIRECTIONS

Leaving Matlock along the A6 towards Bakewell, after passing the Whitworth Hospital and shortly after the right turn into Old Hackney Lane Darley Lodge Drive can be found on the right hand side. The property is located behind the stone gate posts which stand in front of you as you turn into Darley Lodge Drive.

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.



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.