



**Sally Botham**  
ESTATES



**EAGLE TERRACE**  
**Wensley, DE4 3LJ**  
**Offers in the Region of £180,000**

Situated close to the centre of the popular village of Wensley and backing onto open countryside with fine views, this stone-built mid-row property has accommodation set over three floors, offering: two bedrooms; sitting room; dining room; kitchen; bathroom; and garden room with views over the dale.

Wensley is an attractive village set on a hillside overlooking the Derwent Valley, surrounded by open countryside, on the edge of the Peak District National Park. There are excellent local amenities at nearby Darley Dale (1.6 miles) and the towns of Matlock (3.9 miles) and Bakewell (7.2 miles) are just a few minutes away. The village is within easy commuting distance of the cities of Sheffield, Nottingham, and Derby.

Entering the property via a UPVC double glazed entrance door, which opens to:

01629 760899  
[sallybotham.co.uk](http://sallybotham.co.uk)





Entering the property via a UPVC double-glazed entrance door, which opens to:

### **SITTING ROOM 3.93m x 3.65m**

With a front-aspect UPVC double-glazed tilt-and-turn window overlooking the forecourt garden. The room has a feature fireplace with a flame-effect electric fire, wall lamp points, central heating radiator with thermostatic valve, and television aerial point. An arched opening leads to:

### **DINING ROOM 2.59m x 2.42m**

Having a rear-aspect UPVC double-glazed tilt-and-turn window enjoying delightful views over Wensley dale and the open countryside beyond. There is a central heating radiator with thermostatic valve. An arched opening leads to a three-quarter-turn staircase, which descends to:



### **KITCHEN 3.09m x 2.38m**

Having an arched opening and borrowed-light window to the garden room, a door opening to an understairs storage cupboard. The kitchen is fitted with a range of cupboards and a worksurface. There is a stainless sink unit, space and connection for an automatic washing machine, and connection for a gas cooker. There is a wall-mounted fan-assisted heating unit linked to the central heating. An arched opening leads to:



### **GARDEN ROOM 3.32m x 2.15m**

With UPVC double-glazed picture windows and a glazed entrance door opening onto the gardens to the rear of the property, enjoying the fine far-reaching view. The room has ceramic tiles to the floor, central heating radiator with thermostatic valve, and wall lamp points.

From the kitchen, a stepped opening leads to:

### **PASSAGEWAY 3.66m x 1.51m**

With a built-in storage cupboard, further storage space, and a sliding door opening to:

### **BATHROOM 2.48m x 1.67m**

A fully-tiled room with suite comprising: panelled bath with Aquatronic electric shower over; pedestal wash hand basin; and low-level flush WC. There is a chrome-finished ladder-style towel radiator and downlight spotlights.

From the dining room, a door opens to a quarter-turn staircase, which rises to:





**FIRST FLOOR LANDING 1.65m x 0.80m**

With a loft access hatch opening to a boarded loft space with a light. Doors open to:

**BEDROOM ONE 3.58m x 3.56m (maximum measurements)**

Having a front-aspect UPVC double-glazed tilt-and-turn window, built in wardrobes providing hanging space and storage shelving, central heating radiator with thermostatic valve, and telephone point.

**BEDROOM TWO 2.80m x 2.52m**

With a UPVC double-glazed tilt-and-turn window overlooking the open countryside to the town of Matlock with Ribber Castle in the distance. The room has built-in wardrobes with hanging rails and shelving, a central heating radiator with thermostatic valve, and a cupboard over the head of the stairs housing the combination gas-fired boiler which provides central heating and hot water to the property.

**OUTSIDE**

To the front of the property is a flagged forecourt, giving access to the entrance door. To the rear of the property is an area of garden, designed to be low maintenance, with flagged terraces, ideal for sitting out and displaying pot plants. A communal pathway runs across the rear of the properties, giving access to the neighbouring properties and the road.





SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

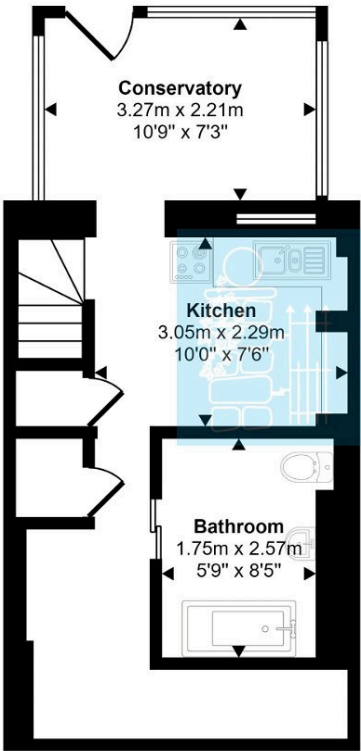
COUNCIL TAX BAND (Correct at time of publication) ‘C’

DIRECTIONS

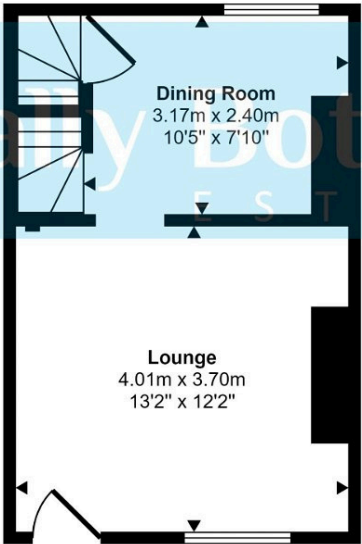
Leaving Matlock along the A6 towards Bakewell, upon reaching Darley Dale turn left along the B5057 sign posted Wensley, after crossing the river follow the road up the hill to Wensley Village, where the property can be found on the left-hand side shortly after the centre of the village.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

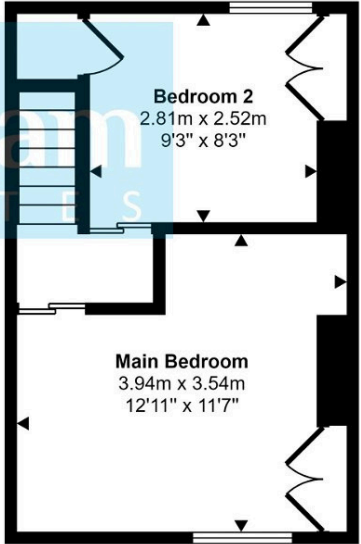
Approx Gross Internal Area  
83 sq m / 896 sq ft



Lower Ground Floor  
Approx 33 sq m / 358 sq ft



Ground Floor  
Approx 25 sq m / 270 sq ft



First Floor  
Approx 25 sq m / 268 sq ft

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.