



**Sally Botham**  
ESTATES



**2 HALL RISE**  
**Darley Dale, DE4 2HD**  
**£370,000**

An immaculately presented detached bungalow ideally located in a popular residential area within easy reach of the excellent local amenities at Darley Dale. The accommodation offers: two bedrooms; family bathroom; sitting room; and dining kitchen. There is off-road parking for several vehicles with a covered carport and a garage.

Darley Dale is located on the A6 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.

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



Entering the property via a panelled entrance door with sidelight leaded windows and decorative leaded centre panel. The door opens to:

### **RECEPTION HALLWAY**

An L-shaped hallway having light oak flooring, central heating radiator with thermostatic valve, loft access hatch, and a panelled door opening to a deep storage cupboard with slatted linen storage shelving. A glazed door leads to:

### **SITTING ROOM (4.91m x 3.35m)**

With dual-aspect UPVC double-glazed windows, light oak flooring, and a central heating radiator with thermostatic valve. There is a wall-mounted flame-effect electric fire. A glazed door leads to:



### **DINING KITCHEN (4.12m x 3.27m)**

Again with dual-aspect windows enjoying pleasant far-reaching views over the surrounding properties to the open countryside and wooded hills that surround the area. The room has ceramic tiles to the floor and a good range of kitchen units in a high-gloss finish with cupboards and drawers set beneath a polished granite work surface with a matching upstand. There are wall-mounted storage cupboards with under cabinet lighting. Set within the work surface is an under-mounted one-and-a-half bowl stainless sink with mixer tap and a four-ring ceramic hob, over which is an extractor canopy. Fitted within the kitchen is a fan-assisted electric oven and built-in microwave. Integral appliances include a 12-place-setting dishwasher and fridge. A half-glazed entrance door opens onto the driveway to the side of the property. The room has a central heating radiator with thermostatic valve and is illuminated by low-energy downlights. There is ample space for a family dining table.



From the reception hallway, further doors open to:

### **BEDROOM ONE (3.59m x 3.36m)**

Having UPVC double-glazed windows with views towards the wooded hills that surround the area. The room has a central heating radiator with thermostatic valve, television aerial point, and is illuminated by low-energy downlights.



### **BEDROOM TWO (4.09m x 2.25m)**

With a side-aspect double-glazed window looking through the carport with views to the distant hills. The room has a central heating radiator with thermostatic valve and low-energy downlights.

### **SHOWER ROOM (2.22m x 1.74m)**

A fully-tiled room with ceramic tiled floor having a borrowed-light double-glazed window with obscured glass, and suite with: level entry tiled shower cubicle with mixer shower having over-head and hand held shower sprays; contemporary wall-hung wash hand basin with storage drawer beneath; and a dual-flush close-coupled W.C. The room is illuminated by low-energy downlights and there is a chrome-finished ladder-style towel radiator, wall-mounted bathroom cabinet, and an extractor fan.

From the hallway, a half-glazed panelled door opens to:

### **CONSERVATORY (3.58m x 2.14m)**

Being constructed in UPVC with double-glazed panels set upon a dwarf wall and having a polycarbonate roof. A pair of French-style doors open onto a flagged terrace to the rear of the property. There is a wall-mounted electric heater. A glazed door opens to:

### **UTILITY ROOM (3.28m x 1.83m)**

Having fitted storage cupboards and a worksurface with an inset stainless steel sink with mixer tap. Beneath the worksurface, there is space and connection for an automatic washing machine and space for further white goods. The room has ceramic tiles to the floor and there is a wall-mounted electric panel heater. A door opens to:

### **GARAGE (4.67m x 3.40m)**

Having an up-and-over vehicular access door, power, and lighting. There is a storage cupboard with fitted shelving, housing the newly-fitted combination gas fired boiler, which provides hot water and central heating to the property.

### **OUTSIDE**

To two sides of the property are gardens with lawns and borders stocked with ornamental shrubs. To the side of the property, a driveway provides off-road parking and gives access to the garage and the carport. To the rear of the property is an enclosed yard.




## SERVICES AND GENERAL INFORMATION

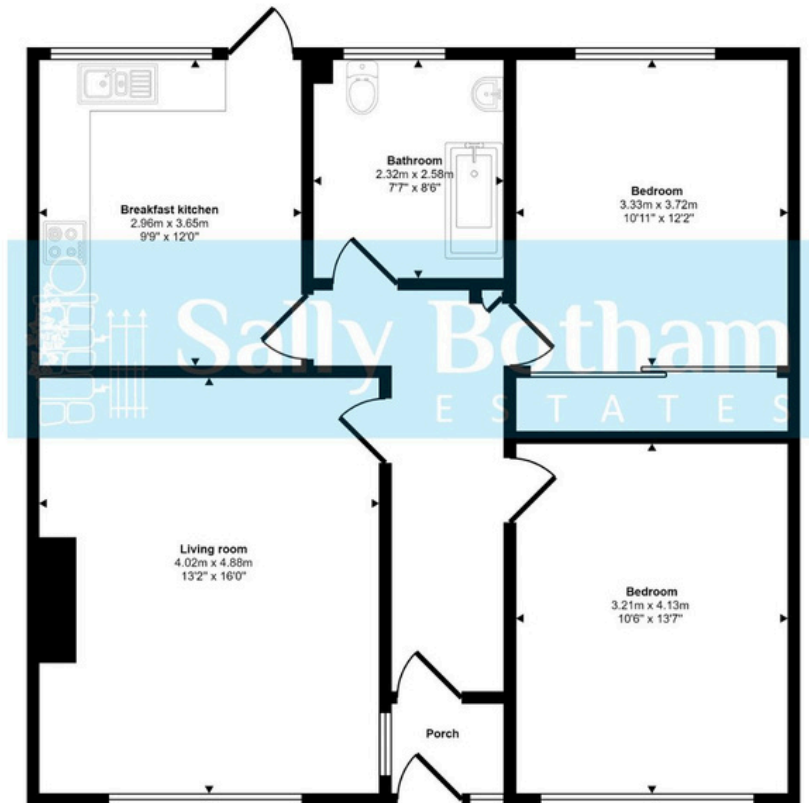
All mains services are connected to the property.

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area  
77 sq m / 834 sq ft



Floorplan

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.