



Sally Botham
ESTATES



5 PORTEOUS CLOSE
Two Dales, DE4 2EN
£350,000

Situated on a quiet cul-de-sac, within easy reach of excellent local amenities, and enjoying a slightly elevated position with delightful views over the Derwent Valley, this link-detached family home offers: three bedrooms; family bathroom; separate WC; sitting room with patio doors; dining room; and fitted kitchen. There are generous gardens to the rear of the property, along with two driveways providing parking for multiple vehicles, and a garage.

Two Dales is a pleasant village nestling at the foot of a hill where two valleys meet, on the edge of the Peak District National Park. Surrounded by beautiful open countryside the village has good local amenities including Doctors, Post office, Chemist, pub, garage with mini supermarket and good local primary school. Situated just off the A6 trunk road which gives easy access to the towns of Matlock and Bakewell and within commuting distance of Nottingham, Derby and Sheffield.

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

ENTRANCE VESTIBULE

Having coat hanging space, central heating radiator, and a door opening leading to:

DINING ROOM

With front-aspect UPVC double-glazed windows, staircase rising to the upper floor accommodation with useful under-stairs storage cupboard, central heating radiator, and a panelled door leading to:

SITTING ROOM

A spacious sitting room with front-aspect UPVC double-glazed windows with views over the surrounding properties to the wooded hills that surround the area. A pair of patio doors open onto a delightfully private enclosed rear garden. The room has a central heating radiator, wall and centre light points, television aerial point with satellite facility, and telephone point. There is a feature fireplace with a polished oak surround, marble insert and hearth, housing a flame-effect electric fire.



From the dining room, a panelled door leads to:

KITCHEN

With rear-aspect UPVC double-glazed windows and a half-glazed entrance door opening onto the garden. The kitchen is fitted with a good range of shaker-style units, with cupboards and drawers set beneath a timber-effect worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting, and open-display shelves. Set within the worksurface is a stainless sink with mixer tap and a Bosch four-burner gas hob, over which is an extractor canopy. Beneath the hob is a fan-assisted double oven and grill. Beneath the worksurface, there is a space and connection for an automatic washing machine and space for an under-worksurface fridge. Concealed within a cupboard is the Baxi gas-fired boiler, which provides hot water and central heating to the property.



From the dining room, a staircase rises to:

FIRST FLOOR LANDING

Having a central heating radiator, and an access hatch to a partially-boarded loft space. There is an airing cupboard with slatted linen storage shelving, housing the hot water cylinder. Panelled doors open to:



BEDROOM ONE

With a front-aspect UPVC double-glazed window with views to the wooded hills of the Derwent Valley. The room has a central heating radiator.

BEDROOM TWO

Again with front-aspect double-glazed windows, enjoying similar views to bedroom one. The room has a central heating radiator and a built-in storage cupboard over the head of the stairs, providing a hanging rail and storage shelving.

FAMILY BATHROOM

A fully-tiled room with ceramic tile floor, having a side-aspect window with obscured glass, and suite with: panelled bath with Aqualisa mixer shower over; and pedestal wash hand basin. The room is illuminated by downlight spotlights, and there is a central heating radiator, and extractor fan.

SEPARATE WC

Again, a fully-tiled room with ceramic tile floor and rear-aspect double-glazed window with obscured glass. Suite with: dual-flush close-coupled WC; and wall-hung wash hand basin. There is a central heating radiator.

BEDROOM THREE

Having rear-aspect double-glazed windows overlooking the gardens. The room has light wood-effect laminate flooring.

OUTSIDE

The property is approached by a driveway providing off-road parking, giving access to the garage. From the driveway, steps lead to the entrance door. To the side of the driveway is an area of garden, laid to lawn. The pathway continues down the side of the property to a delightful enclosed rear garden with a flagged terrace immediately to the rear of the property, from where a door opens to the garage, to the side of this is a raised patio with summer house. To the side of the property is a further good-sized area of garden enclosed by beech hedging with a gravel seating area and low-maintenance border. There is a raised vegetable bed and timber garden shed. Beyond the garden is a second driveway, providing off-road parking, and having borders stocked with flowering plants.

GARAGE (4.95m x 2.53m).

With up and over vehicular access door, power and lighting.



SERVICES AND GENERAL INFORMATION


All mains services are connected to the property. The property has outside lighting on PIR sensors.

TENURE Freehold

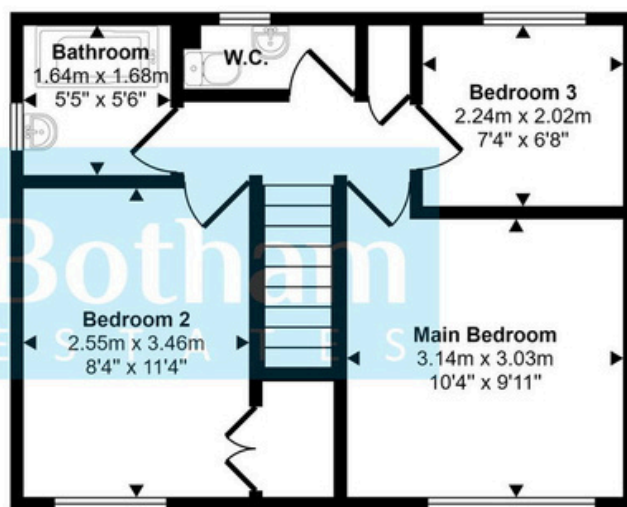
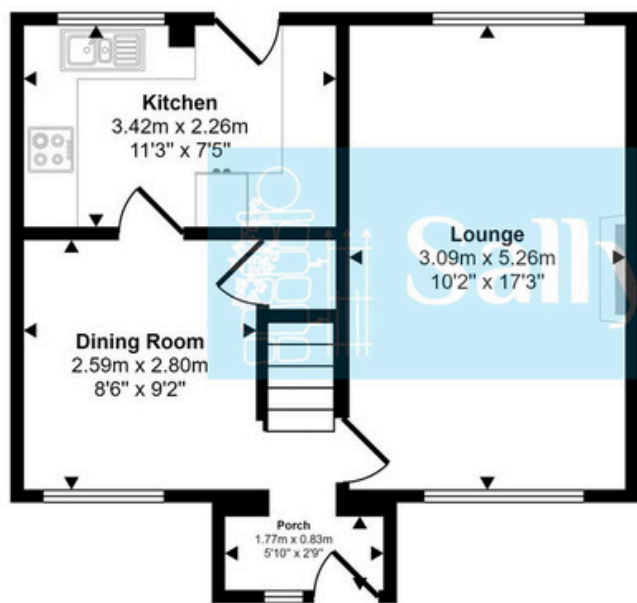
COUNCIL TAX BAND (Correct at time of publication) 'D'

DIRECTIONS

Leaving Matlock along the A6 towards Bakewell after passing DFS and the filling station turn right along the B5057 signposted Chesterfield, take the second left turn into Park Lane then third right into Porteous close, follow the road around to the left where the property can be found on the left hand side in the corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Approx Gross Internal Area
72 sq m / 780 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.