



**47 NORTHWOOD LANE**  
**Darley Dale, DE4 2HQ**  
**Guide Price: £350,000 - £395,000**

Situated in a popular residential area with delightful countryside views and convenient for local amenities, this semi-detached property requires refurbishment and currently offers: three bedrooms, family bathroom, sitting room, dining room, and kitchen. A driveway provides off-road parking and gives access to a detached single garage. There are gardens to the rear of the property beyond which is an area of woodland extending to approximately 3.27 acres.

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, the town is 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.





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

### **RECEPTION HALLWAY**

Having a staircase rising to the upper floor accommodation, central heating radiator (currently disconnected), and understairs storage space with a light, housing the gas and electricity meters. From the hallway panelled doors open to:

### **SITTING ROOM**

With front-aspect UPVC double-glazed bay window with decorative leaded panels to the top lights. From the bay, there are pleasant views over the surrounding properties to the wooded hills and open countryside that surround the area. The room has a fire opening with a brick hearth, fitted picture rail, and central heating radiator (disconnected).



### **DINING ROOM**

Having a rear-aspect UPVC double-glazed picture window overlooking the gardens and the wooded hills beyond. The room has a feature fire opening with a tiled hearth and central heating radiator.

### **KITCHEN**

Having dual-aspect UPVC double-glazed windows, and a half-glazed entrance door opening onto the rear of the property. The room has quarry tiles to the floor, central heating radiator, and work surface with stainless sink. Sited within the room is a Worcester gas-fired boiler.



From the hallway, a staircase with open spindles rises to:

### **FIRST FLOOR LANDING**

With a side-aspect UPVC double-glazed window, loft access hatch, and doors opening to:

### **BEDROOM ONE**

Having a front-aspect UPVC double-glazed window with views over the surrounding open countryside. The room has a fitted picture rail and a central heating radiator (disconnected).



### **BEDROOM TWO**

Having a rear-aspect UPVC double-glazed picture window overlooking the gardens and the wooded hills beyond. There is a fitted picture rail and central heating radiator (disconnected).

### **BEDROOM THREE**

With a front-aspect double-glazed window and central heating radiator (disconnected).



**BATHROOM**

Having a rear-aspect window with obscured glass, panelled cast iron bath, pedestal wash hand basin, and low-level flush WC (disconnected).

**OUTSIDE**

The property is approached via a driveway which provides off-road parking and gives access to the garage. To the front of the property is an area of garden. To the rear of the property is a good-sized area of garden, currently overgrown. Beyond the garden is an area of woodland, totalling approximately 3.27 acres. There is a public footpath through the woodland and an access drive off Northwood Lane.

**GARAGE**

A detached single garage with an up-and-over vehicular access door.

**SERVICES AND GENERAL INFORMATION**

- All mains services are connected to the property.
- For Broadband speed please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)
- For Mobile Phone coverage please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

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

**DIRECTIONS**

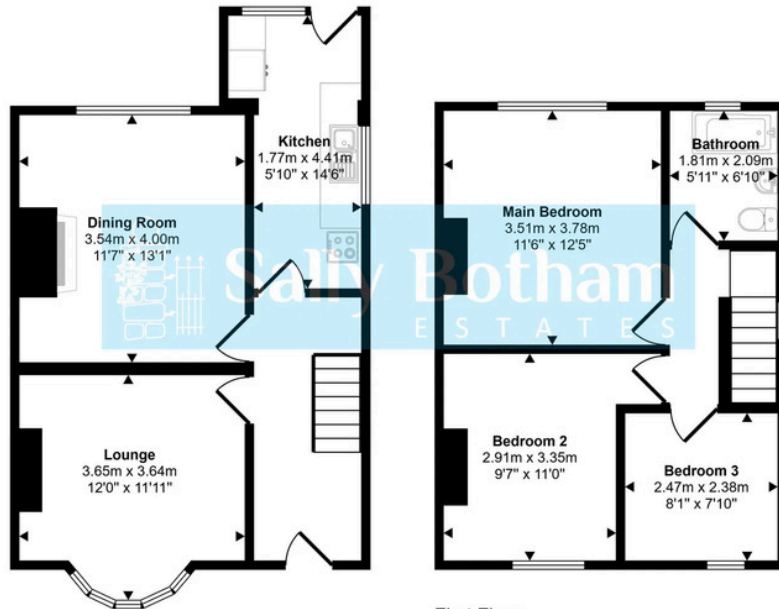
Leaving Matlock along the A6 towards Bakewell after approximately 3.5 miles turn right opposite the Shalimar restaurant into Northwood Lane, follow the road up the hill and around the right-hand bend where the property can be found on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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  
84 sq m / 905 sq ft



Ground Floor  
Approx 44 sq m / 475 sq ft

First Floor  
Approx 40 sq m / 430 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.

