

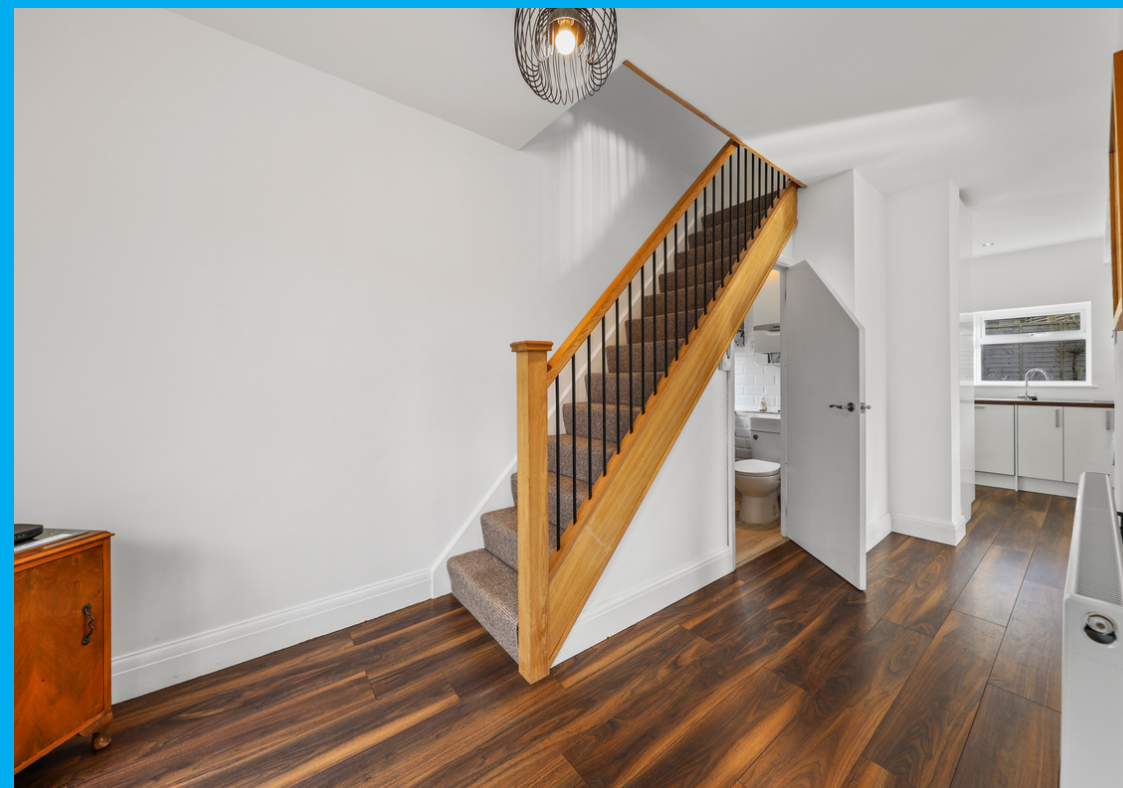


Sally Botham
ESTATES

44 THORNCLIFFE AVENUE
Darley Dale, DE4 2HU
Offers Over £380,000









A well-presented detached family home located on a quiet cul-de-sac in a slightly elevated position with commanding, far-reaching views over the Derwent Valley. There are countryside walks straight from the doorstep. Conveniently situated for the excellent amenities at Darley Dale, the accommodation offers: three bedrooms; family bathroom; sitting room with open fire; entrance hallway open to a spacious dining kitchen with bi-fold doors leading to a flagged terrace. There are gardens surrounding the property and a driveway providing off-road parking. The property is close to the Chatsworth Country House Estate, within commutable distance of Sheffield and within Lady Manners Secondary School catchment area.

Entering the property via a glazed UPVC entrance door with obscured-glass panels, which opens to:

RECEPTION HALLWAY

Having a staircase rising to the upper floor accommodation, with a light oak handrail and newel post. The ground floor has wood-effect laminate flooring throughout, and the hallway has a central heating radiator with thermostatic valve, BT Master Socket with broadband facility, and a cloak cupboard providing hanging space and storage. A door opens to:

UNDER-STAIRS WC

Being fully tiled and having a side-aspect window with obscured glass. There is light wood-effect laminate flooring, and suite with dual-flush close-coupled WC with integral wash hand basin. There is a chrome-finished ladder-style towel radiator and space and connection for an automatic washing machine. Sited within the room is the Valent gas-fired boiler, which provides hot water and central heating to the property. From the hallway, a panelled door opens to:

SITTING ROOM

Having a UPVC double-glazed bay window enjoying views over the surrounding properties to the wooded hills and open countryside that surround the area. The room has a tiled fireplace with an open grate, fitted picture rail, television aerial point with satellite facility, and central heating radiator with thermostatic valve. From the hallway, a broad opening leads to:

DINING KITCHEN

A delightfully light and spacious room with bi-fold patio doors opening to a flagged terrace enjoying far-reaching views over the valley and the open countryside that surrounds the area. There are further side-aspect double-glazed picture windows flooding the room with natural light, and a half-glazed UPVC entrance door opening onto the rear of the property. The kitchen area of the room is fitted with a good range of contemporary units in a high-gloss finish, with cupboards and drawers set beneath

a worksurface which returns to form a peninsular room divide with an oversailing top, creating a breakfast bar. Set within the worksurface is a stainless sink with mixer tap, and a four-burner gas hob, over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. Integral appliances include: fridge-freezer, 12-place-setting dishwasher, and an eye-level microwave. There is a wine-cooling fridge. The room is illuminated by low-energy downlight spotlights, and there are central heating radiators with thermostatic valves, including a vertical column radiator.

From the hallway, a staircase rises to:

FIRST FLOOR LANDING

With a side-aspect UPVC double-glazed window with views over the playing field and surrounding properties to the wooded hills beyond. There is a loft access hatch, and panelled doors opening to:

BEDROOM ONE

With a front-aspect UPVC double-glazed window with views towards the pillough and beyond. The room has a central heating radiator with thermostatic valve.

BEDROOM TWO

A good-size double room with a rear-aspect window overlooking the fields and woodland beyond. The room has a central heating radiator with thermostatic valve.

BEDROOM THREE

Having a front-aspect window with similar views to bedroom one. The room has a central heating radiator with thermostatic valve and fitted picture rail.

FAMILY BATHROOM

Being half-tiled with dual-aspect windows and light wood-effect laminate flooring. Suite with: standalone roll-top bath set upon ball-and-claw feet, having a waterfall tap and handheld shower spray; contemporary wash hand basin with waterfall tap set upon a wash stand with storage drawers and cupboard beneath; tiled shower cubicle with mixer shower, having a monsoon rain head and handheld shower spray; and dual-flush close-coupled WC. The room is illuminated by downlight spotlights, and there is a chrome-finished ladder-style towel radiator, and an extractor fan.

OUTSIDE

The property is approached via gravel driveway, providing off-road parking for two vehicles. From the driveway, pathways lead around the property, giving access to the front and rear entrance doors. Surrounding the property are gardens with lawn areas and sculpted borders, stocked with a good variety of ornamental shrubs and flowering plants. To the side of the property is a raised and flagged terrace, where the doors open from the dining kitchen, enjoying the southerly aspect and the delightful views afforded by the property. The property has outside lighting on PIR sensors, and an outside water supply.

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

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

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

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. At the next bend, turn right into Thorncliffe Avenue. Follow the avenue around to the left, where the property can be found on the right-hand side.

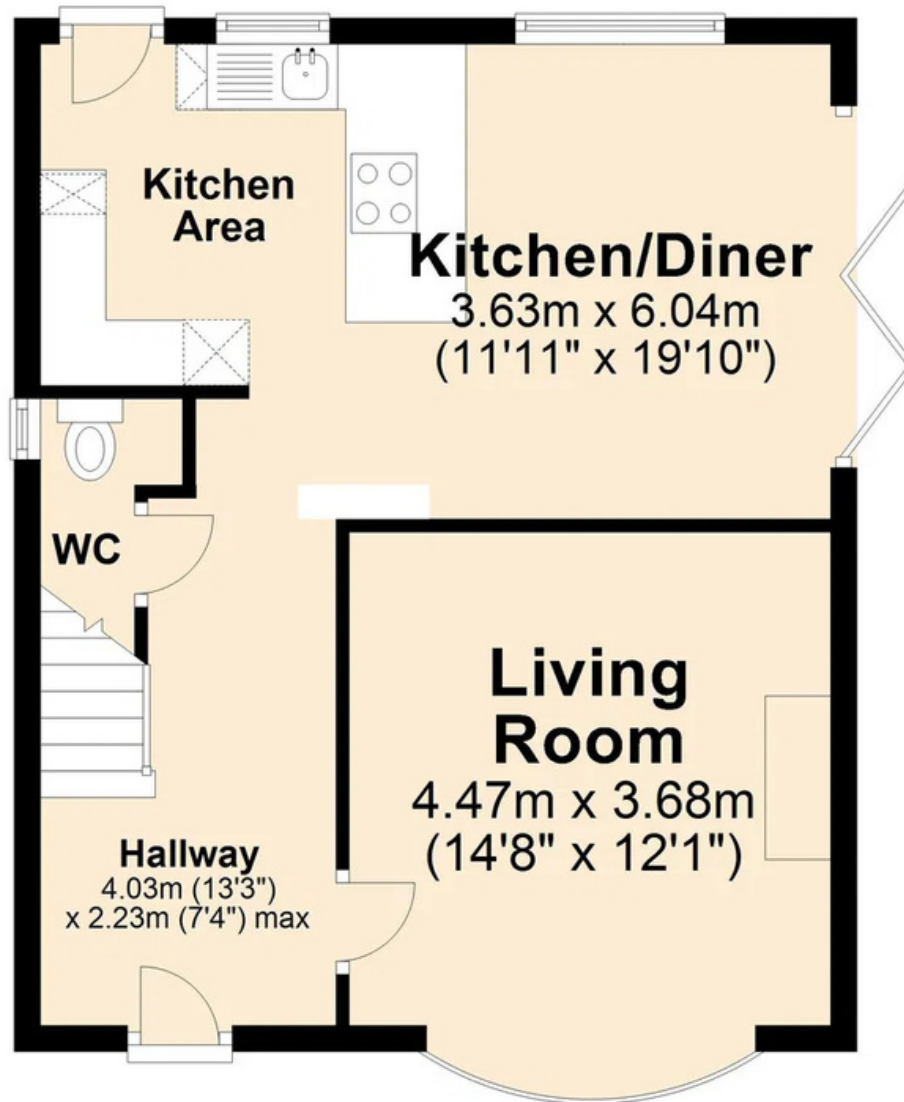
Disclaimer

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.



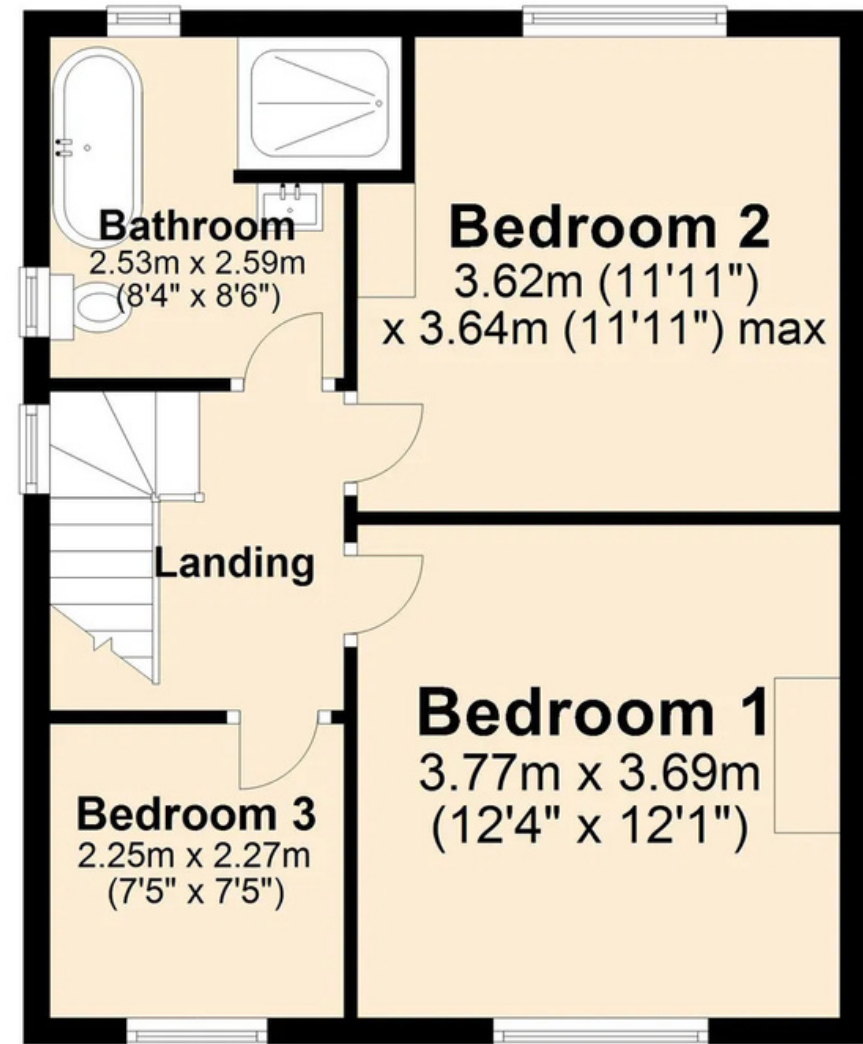
Ground Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 90.9 sq. metres (978.0 sq. feet)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

enquiries@sallybotham.co.uk
01629 760899