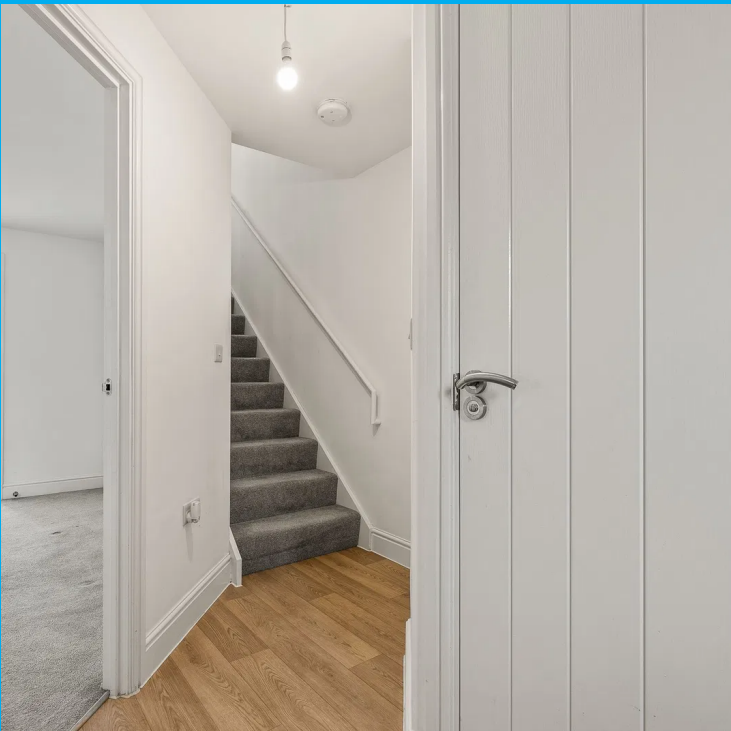


**Sally Botham**  
ESTATES

**Weavers Road, Matlock, DE4 2FU**

Offers in the Region of **£285,000**



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Newly-built semi-detached family home on a quiet cul-de-sac offered with no onward chain, conveniently situated for excellent local amenities. 3 bed, living room, dining kitchen, family bathroom, downstairs WC, enclosed garden, driveway parking. 10 year NHBC from 2023. Well-presented modern interior.

### **WEAVERS ROAD, Darley Dale**

A recently-built semi-detached contemporary home, located on a quiet cul-de-sac of similar properties, offering: three bedrooms, family bathroom, living room, dining kitchen, and ground-floor WC. A driveway provides off-road parking and there is an enclosed rear garden.

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 composite entrance door having double-glazed panel with obscured glass – the door opens to:

### **RECEPTION HALLWAY**

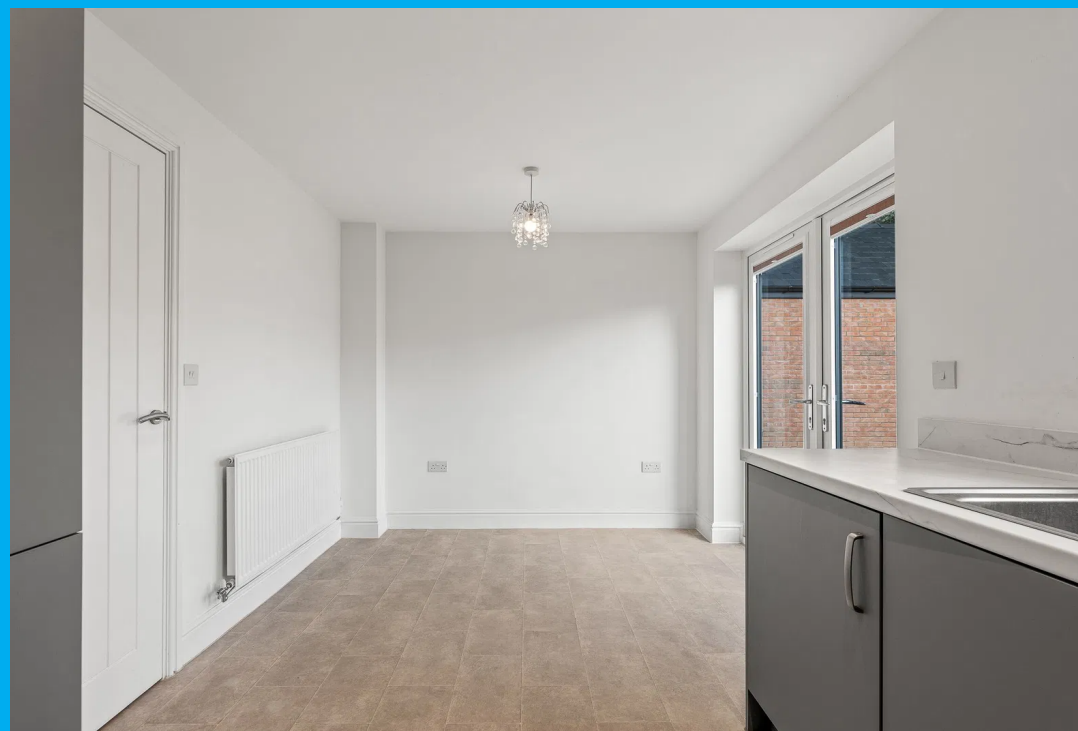
Having a staircase rising to the upper-floor accommodation. The hallway has a central heating radiator, and doors opening to:

### **GROUND-FLOOR WC**

With a front-aspect UPVC double-glazed window having obscured glass. Suite with: corner pedestal wash hand basin, and dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve.

### **SITTING ROOM**

A spacious room with front-aspect UPVC double-glazed windows, central heating radiator with thermostatic valve, television aerial point, and a fibre broadband connection point. A door opens to a useful deep under-stairs storage cupboard. A further door leads to:





## DINING KITCHEN

With rear-aspect UPVC double-glazed windows, and patio doors with fitted blinds which open onto the enclosed rear garden. The kitchen area of the room is fitted with a range of contemporary units in a matt grey finish, with cupboards and drawers beneath a marble-effect worksurface with a matching upstand. There are wall-mounted storage cupboards, one of which conceals the Ideal gas-fired boiler, which provides hot water and central heating to the property. Set within the work surface is a one-and-a-half-bowl stainless sink with mixer tap, and a four-burner gas hob with stainless splashback and extractor canopy. Beneath the hob is a fan-assisted electric oven. Integral appliances include: fridge-freezer, Zanussi washer-dryer, and Zanussi twelve-place-setting dishwasher. The kitchen area of the room is illuminated by downlight spotlights. There is a central heating radiator with thermostatic valve and ample space for a family dining table.

From the hallway, a quarter-turn staircase rises to:

## FIRST-FLOOR LANDING

With contemporary doors opening to:

### BEDROOM ONE

A delightfully spacious double bedroom with front-aspect UPVC double-glazed windows, with views over the surrounding properties to the wooded hills and open countryside that surrounds the area. There is a deep built-in storage cupboard over the head of the stairs, central heating radiator, and built-in wardrobe with double hanging rails and shelving.

### BEDROOM TWO

Having rear-aspect double-glazed windows overlooking the garden. The room has a central heating radiator with thermostatic valve, and built-in wardrobe with double hanging rails and shelving.

### BEDROOM THREE

Having a rear-aspect double-glazed window overlooking the garden to the tree-lined hillside beyond. The room has a central heating radiator with thermostatic valve.

## FAMILY BATHROOM

Being partially tiled and having a side-aspect window with obscured glass. Suite with: panelled bath with mixer shower over and glass shower screen; pedestal wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve, downlight spotlights, and extractor fan.

From the landing, a door opens to a deep storage cupboard. There is a loft access hatch.



## OUTSIDE

To the front of the property is a small forecourt garden. To the side of the property, a driveway provides off-road parking and gives access to a rear garden, mainly laid to lawn, and enclosed by fencing. There is a flagged seating area. The property has outside lighting 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](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](https://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 passing the petrol station at Darley Dale turn left by the Doctors surgery into Weavers Road, after passing Hardy Close bear left the property can be found on the left hand side close to the head of the cul-de-sac.

## ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

## 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.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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



## Weavers Road, DE4

### DETAILS

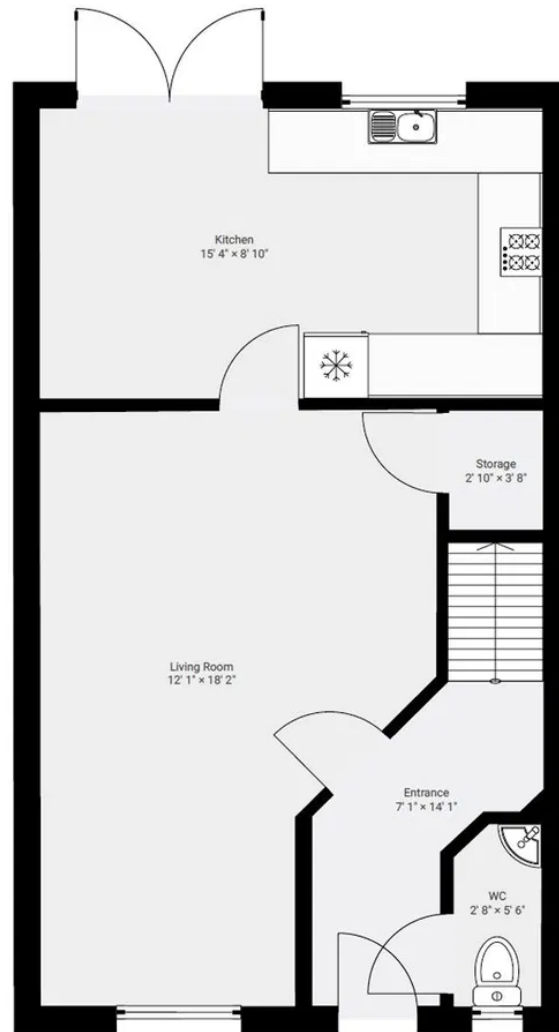
Total area: 819.07 sq ft



0' 2' 4' 6' 1:61

### ▼ Ground Floor

TOTAL AREA: 399.30 sq ft



### ▼ 1st Floor

TOTAL AREA: 419.77 sq ft

