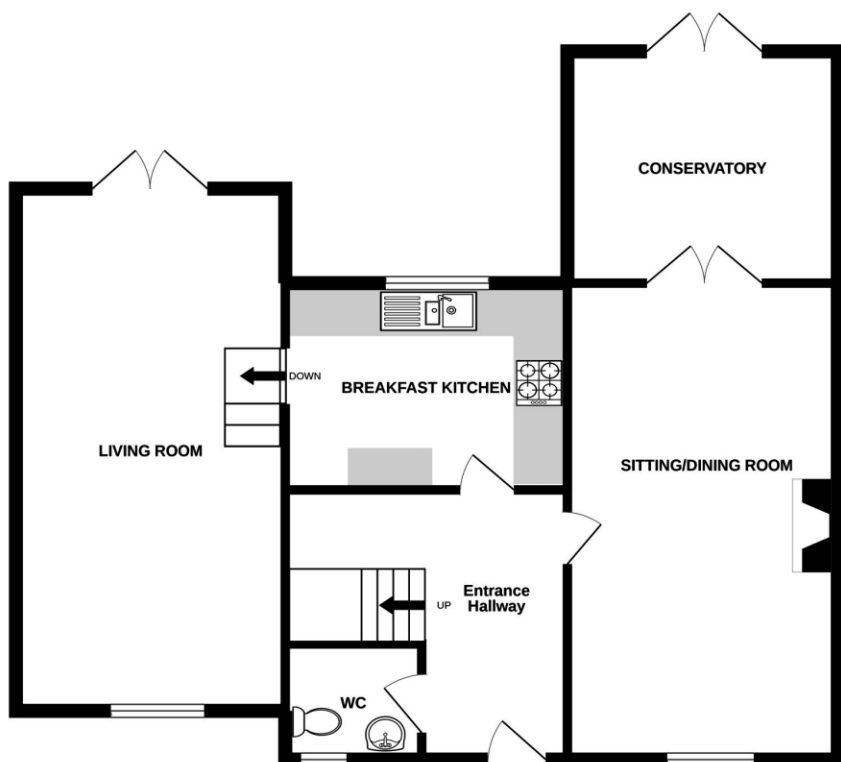




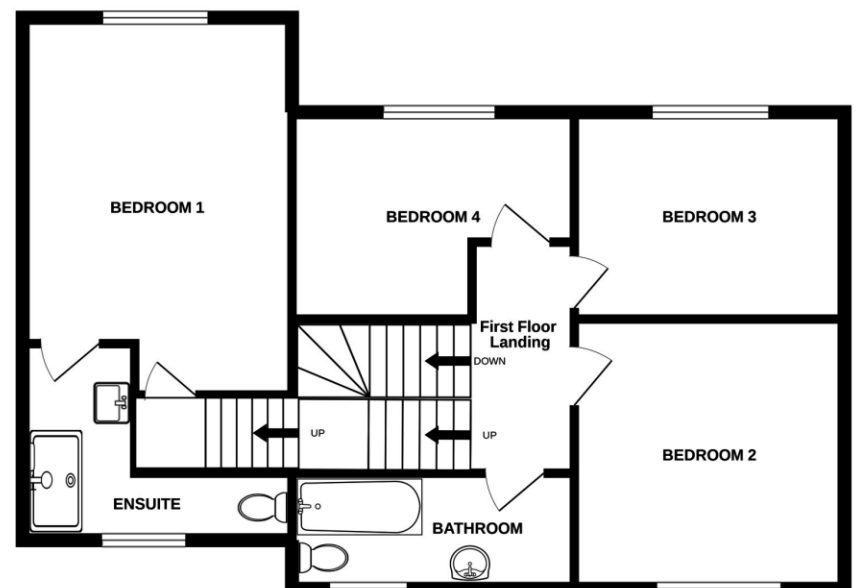
4 Springfield Villas, Church Road, Darley Dale, Matlock, DE4 2GG
£365,000



GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.

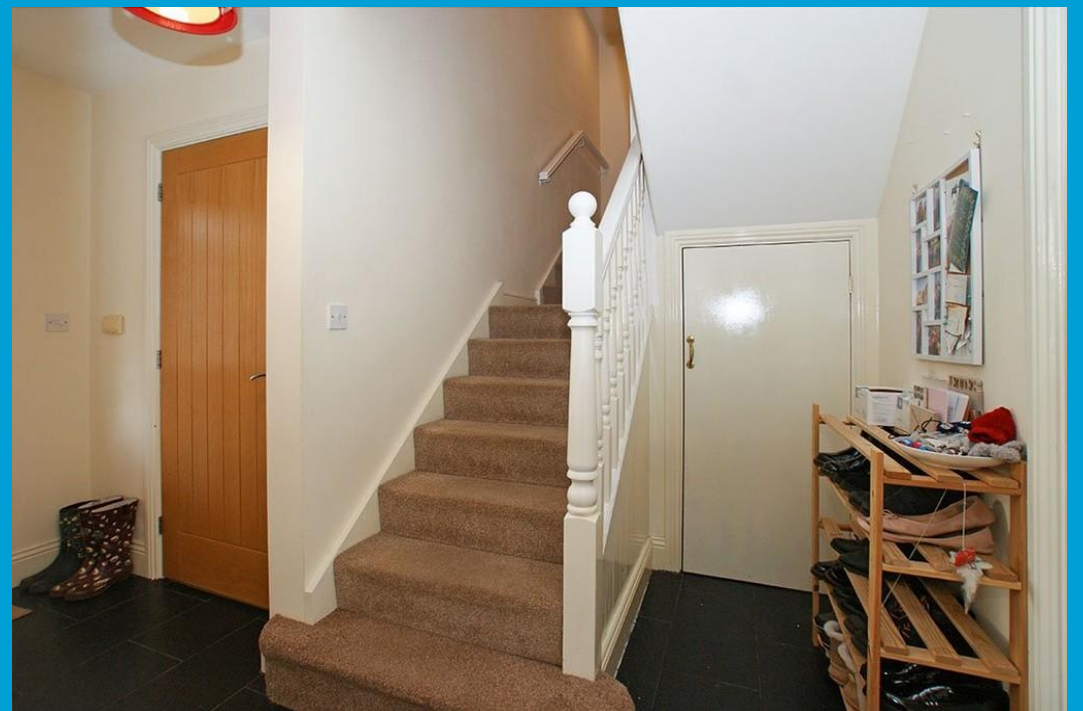


1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.

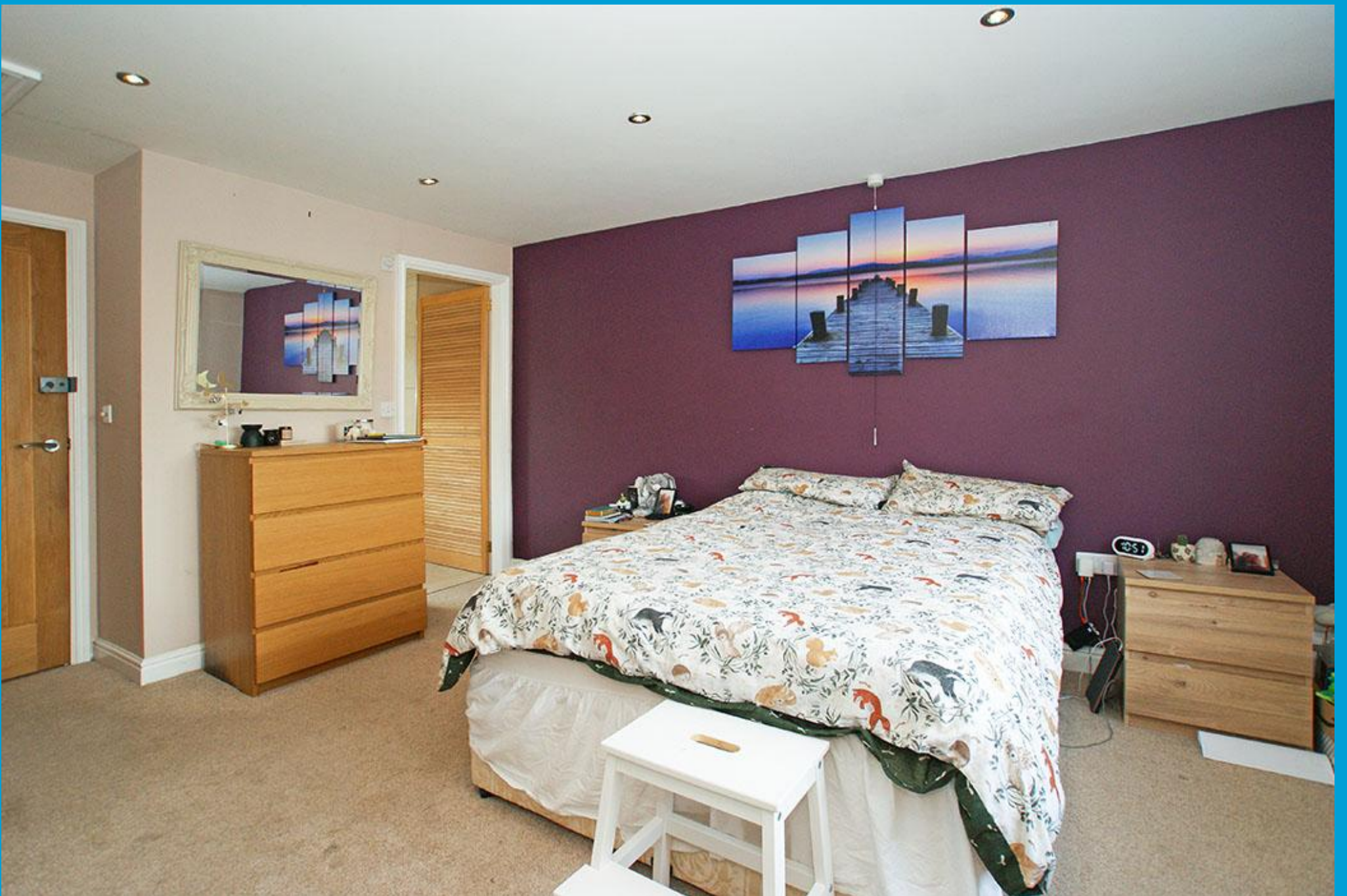


TOTAL FLOOR AREA : 1584 sq.ft. (147.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetroPix ©2022







An exceptionally well-presented detached family house in the Derbyshire Dales with fine far-reaching views to Stanton Moor and its surrounding wooded hills within the Peak Park. The property offers four bedrooms, family bathroom and en suite shower room, fitted breakfast kitchen, spacious sitting dining room, living room, conservatory, rear patio garden and off-road parking via driveway with space for several vehicles. 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 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.

Entering the property via a half glazed UPVC panelled door which opens to:

ENTRANCE HALLWAY 3.51m x 1.33m

Having ceramic tiles to the floor, a central heating radiator with thermostatic valve, and panelled doors opening to:

GROUND FLOOR WC 1.79m x 1.50m

With a front aspect UPVC double glazed window with obscured glass, a partially tiled room, having wood effect laminate flooring and suite with pedestal wash hand basin with mixer tap, dual flush close coupled WC, a central heating radiator, and an extractor fan.

DINING/SITTING ROOM 6.37m x 3.53m maximum measurements

With front aspect UPVC double glazed windows overlooking the garden, and rear aspect UPVC double glazed doors opening to the conservatory. There is a fine feature fireplace with wooden mantel, decorate surround, and ceramic tile hearth housing a living flame gas fire, two central heating radiators with thermostatic valves, and a television aerial point. There is ample space for dining furniture.

CONSERVATORY 3.01m x 3.45m

Having wood effect laminate to the floor, UPVC double glazed windows and doors opening onto the rear patio, power, and lighting.

BREAKFAST KITCHEN 3.67m x 2.76m

With rear aspect UPVC double glazed windows overlooking the patio garden, ceramic tiles to the floor, and being illuminated by downlight spotlights. The kitchen is fitted with a range of cupboards and drawers in a shaker style finish set beneath a work surface with tile splash back. Fitted within the worksurface is a one and a half bowl sink with mixer tap, and a 4-burner gas hob, with electric oven beneath, and extractor canopy over. Integral appliances include a fridge freezer. There are further fitted cupboards providing storage space, and space and connection for a washing machine and dryer. There is a central heating radiator with thermostatic valve, and a telephone/Wi-Fi point. From the breakfast kitchen an opening leads to:

LIVING ROOM 6.80m x 3.52m

With steps leading down from the breakfast kitchen, front aspect UPVC double glazed windows, and rear aspect UPVC double glazed doors opening onto the patio. The room is illuminated by downlight spotlights, has ceramic tiles to the floor, and a feature fireplace with stone hearth, housing a log burning stove. There is a central heating radiator with thermostatic valve, and a television aerial point.

From the entrance hallway a staircase rises to a half landing where steps rise further to:

BEDROOM ONE 4.65m x 3.54m

Having rear aspect UPVC double glazed windows with exceptional far-reaching views to the wooded hills within the Peak Park. There is central heating radiator with thermostatic valve. There is a loft access hatch leading to a spacious attic with a partially boarded floor with over 300mm thick insulation. It provides storage space and houses the combination boiler which provides hot water and central heating to the property. A door opens to:

ENSUITE SHOWER ROOM 3.52m x 2.55 maximum measurements

With front aspect UPVC double glazed windows with obscured glass, a partially tiled room, being illuminated by downlight spotlights, having ceramic tiles to the floor, and suite with level entry mixer shower with handheld and overhead shower spray, wall hung wash hand basin with mixer tap, and fitted illuminated mirror over, close coupled WC, fitted mirror-fronted storage cabinet, a chrome finish ladder style towel radiator, and an extractor fan.

From the half landing a quarter turn staircase rises to:

FIRST FLOOR LANDING 3.02m x 1.36m maximum measurements

Having an access hatch to a fully insulated loft, and doors opening to:

BEDROOM TWO 3.53m x 3.51m

With front aspect UPVC double glazed windows with far reaching views to the surrounding wooded hills, a central heating radiator with thermostatic valve, and a television aerial point.

BEDROOM THREE 3.13m x 2.69m

Having rear aspect UPVC double glazed windows having exceptional views over Peak Park to Masson Moor. There is a central heating radiator with thermostatic valve, and television aerial point.

BEDROOM FOUR 3.68m x 2.69m

With rear aspect UPVC double glazed windows overlooking the patio garden, having similar views to that of bedroom three, wood effect laminate to the floor, and a central heating radiator with thermostatic valve. The room is currently used as a study/home office.

FAMILY BATHROOM 3.26m x 1.51m

Having front aspect UPVC double glazed windows with obscured glass, a partially tiled room having suite with panelled bath with mixer tap and handheld shower spray, pedestal wash hand basin with mixer tap, dual flush close coupled WC, chrome finish ladder style towel radiator, an extractor fan, and shaver point.

OUTSIDE

To the front of the property is a spacious driveway with parking for several vehicles, besides which is a mature monkey tree. Beyond the driveway is an area of rockery garden, bordered with ornamental shrubs, flowering plants, small bushes, and trees, and having a central flagged stone pathway with steps rising to the entrance porchway. From the garden the pathway splits in two, continuing around either side of the property to access gates, providing entrance to the rear garden.

To the rear of the property is a flagged stone patio area of garden, with a good-sized **GARDEN SHED 3.95m x 2.86m** having storage space, fitted work bench, power, and lighting, and a ventilated wood store, beside which is a further raised area of patio providing superb far-reaching views over the surrounding countryside, with ample space for garden furniture and pot plants, and giving access to the conservatory. There is outside lighting and water supply.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

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

DIRECTIONS

Leaving Matlock along the A6 towards Bakewell, continue for 3 miles. After passing the Grouse Inn public house, take the 2nd left on to Church Road, then the 2nd right turn on to Springfield Villas, 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.

