



GRANT'S
OF DERBYSHIRE

9 Butts Road, Darley Dale DE4 2GQ
Offers Around £234,995

Grant's of Derbyshire are delighted to offer For Sale this semi-detached family home, ideally located in a peaceful and popular residential area in Darley Dale. Occupying a larger than average plot, the outside space is immaculate and fully enclosed. The accommodation itself briefly comprises sitting room with multi-fuel stove, spacious and well appointed dining kitchen, three bedrooms and a bathroom. The property benefits from gas central heating and double glazing and is well presented throughout. Viewing Highly Recommended.



Location

Darley Dale is located in the beautiful Derwent Valley on the edge of the wonderful Peak District National Park and close to Chatsworth and Haddon Hall. There are excellent local shops and facilities within walking distance and more comprehensive amenities available just a short drive or bus ride away in the popular towns of Bakewell and Matlock. Darley Dale has excellent transport links with Sheffield, Chesterfield and Derby. The property itself is surrounded by beautiful countryside with many fantastic walks on the doorstep.

Accommodation

Ground Floor

To the front of the property a stone pathway leads to the entrance door which is part glazed and opens into the

Entrance Hallway

With wood effect flooring, there is ample space for the hanging of coats and storage of footwear etc. The staircase leads up to the first floor and a door to the left opens into the

Sitting Room 13'8" x 10'5" (4.18m x 3.18m)

This is a good sized reception room in which the focal point is the fireplace with raised hearth housing the Chilli Penguin Stove installed in 2021. There is a built-in cupboard as well as fitted shelving in the recesses to each side of the chimney breast. Plenty of natural light floods though the large bay window to the front aspect and this also allows a pleasant outlook over the garden. To the rear of the room is a door opening to the

Open Plan Kitchen Diner 20'8" x 10'0" (6.30m x 3.07m)

A fantastic open plan kitchen diner which again is

light and airy due to the two large windows to the rear aspect. The kitchen area is fitted with a good range of wall and base units with roll top work surfaces and tiled splashbacks. Integrated appliances include the double electric oven and the four ring gas hob with extractor hood over. There is space and plumbing available for a washing machine and space for a free standing fridge freezer. The inset one and a half bowl sink with swan neck mixer tap is located beneath one of the windows and adjacent to this is the wall mounted Ideal boiler which services the central heating system. To the side of the room is a part glazed door opening to the exterior.

First Floor

The staircase leading up from the entrance hallway reaches the

Landing

With a window to the side aspect and doors opening to the three bedrooms and the bathroom.

Bedroom One 12'6" x 10'5" (3.83m x 3.18m)

This is a good sized double bedroom with a large window to the front aspect allowing a pleasant outlook and plenty of natural light in to the room. There are two double wardrobes providing plenty of storage space. The room is lit by wall lights as well as the ceiling light.

Bedroom Two 10'3" x 10'0" (3.13m x 3.06m)

The second double bedroom is to the rear of the property with delightful and far reaching views. There is also the benefit of a good amount of built-in storage, fronted with louvred doors.

Bedroom Three 9'11" x 6'11" (3.04m x 2.11m)

Used by the current owners as a study is this third bedroom which has a window to the rear and a built-in storage cupboard to one corner.

Bathroom 6'3" x 7'2" (max) (1.92m x 2.19m (max))

This part tiled bathroom is fitted with a three piece suite comprising dual flush WC, pedestal wash hand basin and a bath with electric shower over. There is a window with obscured glass to the front aspect. To one corner is a built-in cupboard which houses the water cylinder as well as providing useful storage.

Outside

Occupying a corner plot means that the outside space with this property is larger than average. It is beautifully maintained and incorporates different areas including lawns, a gravelled border , a good sized paved patio area with brand new shed. The pathway leads around the side of the home, passing the detached building which houses the WC and the store, reaching the rear garden which is paved and fully enclosed by hedging.

WC 5'4" x 2'9" (1.65m x 0.85m)

With a high flush WC and a window to the side aspect.

Store 9'10" x 4'11" (3.00m x 1.52m)

A most useful storage room with both power and light. There is fitted shelving and a window to the side aspect.

Council Tax Information

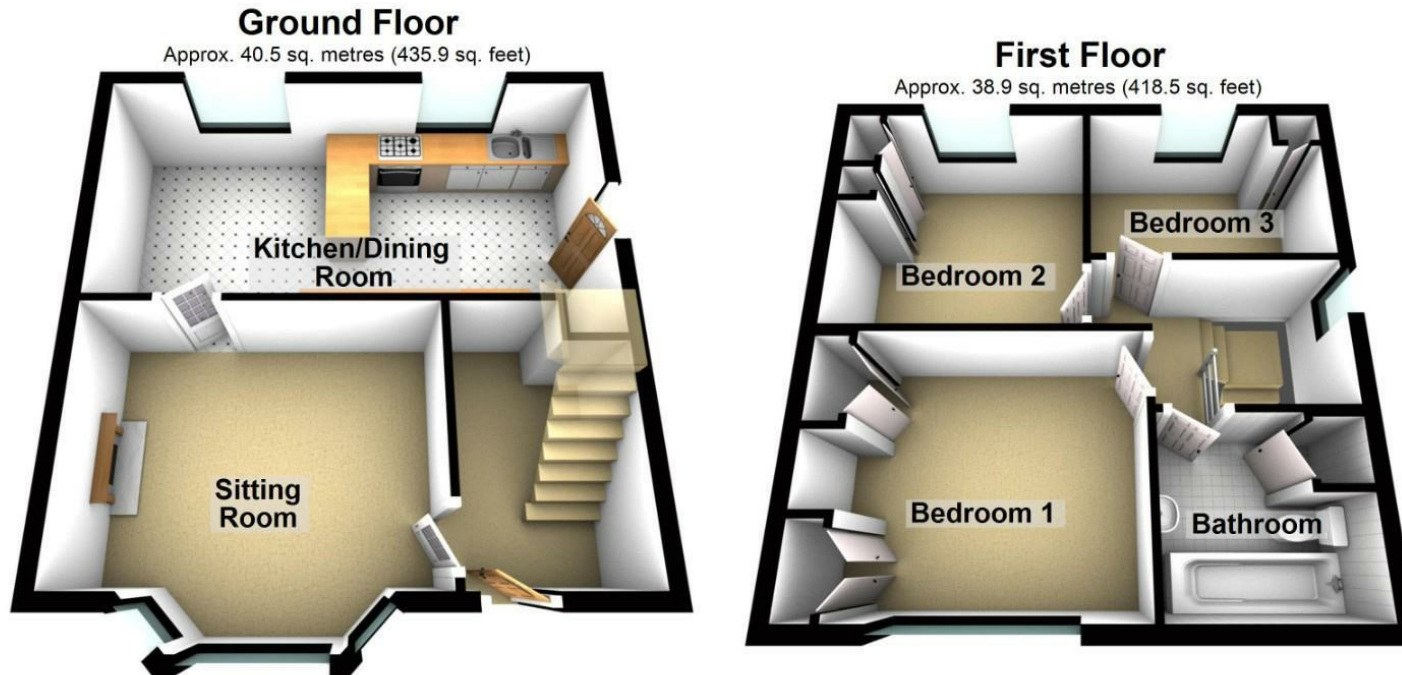
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1653 per annum.

Directional Notes

Leaving Matlock along the A6 towards Bakewell, follow the road past the Premier Inn and Arc Leisure Centre and continue for approximately one mile before taking a left turn onto Old Road. This becomes Church Road and after half a mile is a right turn into Butts Road. Number 9 can be found after a short distance on the left hand side.







Total area: approx. 79.4 sq. metres (854.3 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

