



GRANT'S
OF DERBYSHIRE

Oakdene, 13 Main Road, Darley Bridge, Matlock DE4 2JY
Offers Around £234,995

We are delighted to offer For Sale, this extended, stone built cottage which is located in the sought after village of Darley Bridge, a short distance between the popular towns of Matlock and Bakewell. This home benefits from gas central heating, uPVC double glazing (front windows are triple glazed) and is extremely well presented throughout. The accommodation comprises; living room, dining room, kitchen and ground floor WC. On the first floor there are three bedrooms and a shower room. Outside there is a low maintenance courtyard to the rear and a seating area to the side. Viewing Highly Recommended. Virtual Tour Available.



The Location

Darley Bridge is an attractive village set in the beautiful the Derwent Valley, surrounded by open countryside with many fine walks. There are excellent local amenities at nearby Darley Dale and the towns of Matlock (3 miles) and Bakewell (6.5 miles) are just a few minutes away. The village is within easy commuting distance of the cities of Sheffield, Nottingham and Derby and has 2 public houses, primary school, and a regular bus service to Matlock and Bakewell.

Ground Floor

The property is accessed via the front courtyard where a part glazed uPVC double glazed door opens into the

Living Room 12'7" x 11'11" (3.86 x 3.64)

With a wood effect laminate flooring and a uPVC triple glazed window to the front aspect. There is a handsome stone fireplace with multi-fuel stove and an arched shelved recess to the side. There is a tall, vertical Victorian-style column radiator, a TV point and a glazed door that leads to the kitchen. An arched opening leads through to the

Dining Room 10'4" x 9'1" (3.15 x 2.79)

A good sized reception room with ample space for a family-sized dining table and chairs. There is a Victorian-style radiator, matching wall lights and a uPVC triple glazed window to the front aspect providing a good level of natural light. An oak door with obscure glazing opens to reveal the

Guest's Cloakroom & WC 3'10" x 2'9" (1.17 x 0.84)

With a dual flush WC, a brass wall light, and a high level uPVC double glazed window to the rear aspect.

Kitchen 12'9" x 9'10" (3.91 x 3.01)

With a ceramic tiled flooring and a matching range of oak-fronted wall, base and drawer units with marble-effect worktop over and inset stainless steel sink. There is under cupboard lighting and space and plumbing for a washing machine and a dishwasher. There is space for an upright fridge freezer, gas cooker and a uPVC double glazed window to the rear aspect overlooks the rear courtyard garden. There is a vertical Victorian-style radiator and a uPVC split-stable style door that leads out to the rear. A door opens to the staircase which leads up to the

First Floor

On arrival at the landing, the first door on the left leads into

Bedroom One 12'9" x 9'1" (3.9 x 2.79)

A good sized double bedroom with a uPVC triple glazed window to the front aspect.

Shower Room 7'0" x 4'5" (2.15 x 1.35)

With a vinyl floor covering and a white suite comprising of a pedestal sink, a dual flush WC and a corner shower enclosure with thermostatic shower fitting over. There is a deep overstairs storage cupboard which is the location for the "Baxi" gas combination boiler

which provides the hot water and gas central heating for the home. Heated towel rail.

Bedroom Three 9'10" x 5'4" (3 x 1.64)

A single bedroom or ideal for a home office. There is a uPVC double glazed window to the rear aspect.

Bedroom Two 12'2" x 10'3" max (3.73 x 3.14 max)

Another double bedroom with uPVC triple glazed windows to front and rear aspects providing a good level of natural light. TV point.

Outside

To the front of the property there is a stone paved courtyard enclosed by stone walling and having raised beds with a variety of flowers and plants. To the side, entered via the gate, there is a paved seating area. To the rear of the property there is a low maintenance, paved courtyard, fully enclosed by stone walling and trellis fencing and offering a high degree of privacy. External security lighting and water tap.

Directional Notes

The property is best approached by leaving Matlock town centre on the A6 north towards Bakewell. Continue for approximately two miles turning left at the Whitworth Hotel to Darley Bridge. On entering the village, pass over the bridge and the property will be found on the left hand side as identified by our 'For Sale' board.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

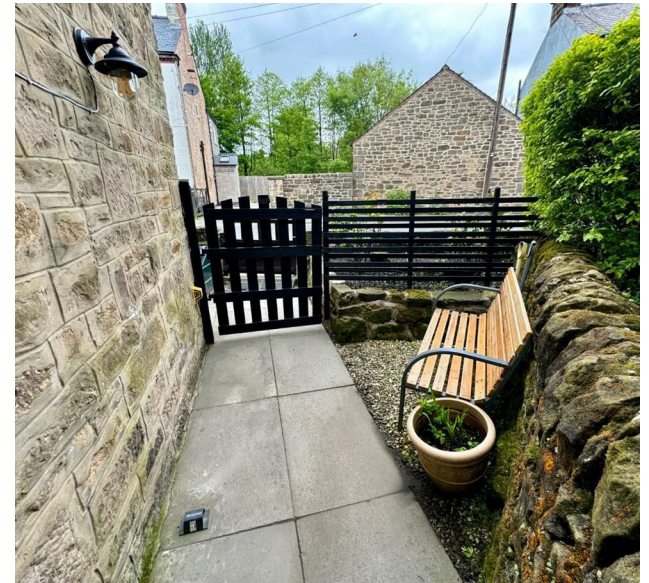


SOFT
TOWELS
25c
SOAP TOWEL EXTRA



WELCOME
to our...
HUMBLE COMMODE

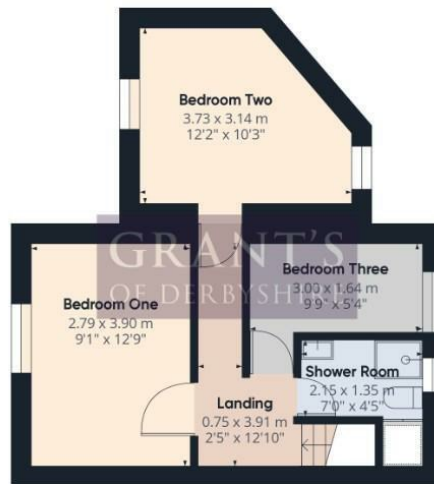




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Floor 0



Floor 1

Approximate total area⁽¹⁾

73.29 m²
788.84 ft²

Reduced headroom

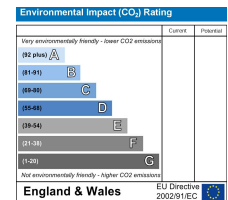
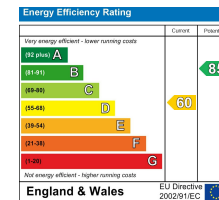
0.25 m²
2.66 ft²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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.