



GRANT'S
OF DERBYSHIRE

Dale Road South, Darley Dale DE4 3BP
Offers Around £285,000

This charming two bedroom, detached, stone built home is now available For Sale in the much sought after town of Darley Dale. It's just a short distance from the local shops and Whitworth Park and the perfect location for travel to both Matlock, Bakewell and further afield. This home has a wealth of character and original features and is well presented throughout. It is said that Joseph Paxton, the famous landscape gardener and architect of the Crystal Palace for the Great Exhibition of 1851, once lived here. The accommodation comprises: entrance porch, living room, kitchen, bedroom, and sunroom to the ground floor and a bedroom and bathroom to the second floor. Outside there is a good sized lawned garden to the rear with a gravelled seating area to the side. There is off street parking for one vehicle to the side. Viewing highly recommended. Virtual tour available. No Upward Chain.



The Location

This home is situated in a great location, just outside the border of the Peak District National Park. It is within the village of Darley Dale having excellent local shops, parks and facilities within walking distance yet with more comprehensive amenities only a short drive or bus ride away from the popular towns of Bakewell and Matlock. There are many local attractions within close proximity including Chatsworth House, Haddon Hall and Peak Village Shopping Outlet in addition to the array of local coffee shops and country pubs. There are many country walks surrounding the property, ideal for outdoor enthusiasts.

Ground Floor

The property is accessed via the part glazed composite front door which opens into the

Entrance Porch 3'8" x 4'2" (1.14 x 1.29)

With a feature exposed stone wall and hooks for coats and hats etc. A part glazed, panelled door leads into the

Living Room 11'8" x 12'6" (3.57 x 3.82)

A good sized reception room with ceramic tiled flooring and well lit by the large mullioned window to the side aspect, accompanied by a smaller window in the corner of the room. There are built-in storage shelves to the left of the handsome stone fireplace. TV point. A latched door leads through to the

Kitchen 12'0" x 8'4" (3.68 x 2.55)

With a ceramic tiled floor and fitted with a range of wall, base and drawer units with wood effect work surfaces over, . The sink is ideally situated beneath a window to the side aspect overlooking the outside space. There is an integrated oven with a four ring gas hob, and extractor over. A door opens to a small hallway, in which there is space for a large fridge/freezer, washing machine and dishwasher.

Sunroom/Store 7'4" x 16'4" (2.25 x 4.99)

This space offers huge potential for further development. Currently used for storage but could be integrated into the main accommodation as an additional reception room.

Bedroom Two 12'1" x 9'11" (3.69 x 3.03)

A good sized bedroom, with a large mullioned window to the side aspect.

First Floor

The stairs leading up from the kitchen reach the landing area from where there is access to the bathroom and first bedroom. There is access to the loft from here.

Bathroom 5'10" x 8'7" (1.78 x 2.62)

With a wood effect flooring and fitted with a 3 piece suite including a P-shaped paneled bath, with thermostatic shower over, a wall-mounted hand basin and a dual flush WC.

There is an obscured glass window to the side aspect. Chrome heated towel rail. The boiler for central heating and hot water, fitted in 2022, can be found in here.

Bedroom One 11'10" x 10'1" (3.63 x 3.08)

A good sized double bedroom, with a built-in wardrobe to the corner and a window to the side aspect.

Outside

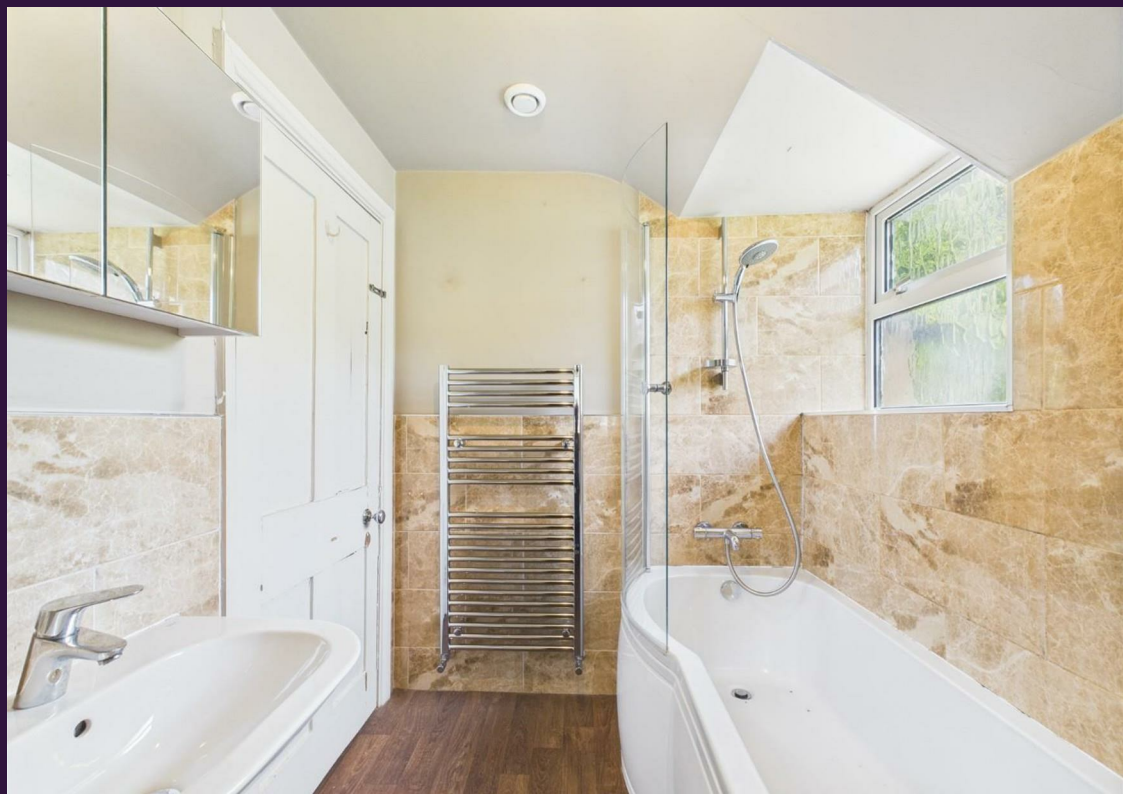
Immediately to the rear of the home, we find a good sized garden, laid mainly to lawn with gravelled seating area and enclosed by mature hedgerow offering a good level of privacy. A gate to the side of the garden leads out to a small area of land, ideal for off street parking for up to three cars.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.

Directional Notes

If entering Matlock on the A6 from Wirksworth, at the first roundabout take the first exit onto Bakewell Road, towards Darley Dale, and continue along this road for approximately 1 mile, the property will be situated on your right as identified by our For Sale sign.







Floor 0



Floor 1

Approximate total area⁽¹⁾

71.61 m²
770.8 ft²

(1) Excluding balconies and terraces

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.

