



GRANT'S
OF DERBYSHIRE

19 Oker Avenue, Matlock DE4 2GN
Offers Around £275,000

Grant's of Derbyshire are delighted to offer For Sale, this beautiful three bedroom, energy efficient semi-detached house in the sought after town of Darley Dale. This home benefits from gas central heating, double glazing, solar panels, fantastic rear garden, driveway for three vehicles and is well presented throughout. The accommodation comprises; entrance hall, living room, kitchen/diner, conservatory, three bedrooms, family shower room and a large loft room. Outside there's a large garden with plenty of outbuildings with multiple use. Viewing Highly Recommended. Virtual Tour Available.



Location

This property is situated in a wonderful location just outside the border of the Peak District National Park. It is within the village of Darley Dale having excellent local shops 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. It has superb views of the National Park towards Stanton-in-the-Peak and further views to the side and rear. 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, country pubs and the farmers market at Bakewell. There are numerous country walks surrounding the property, ideal for the outdoor enthusiasts.

Ground Floor

The property can be accessed via the front driveway which leads directly to the part glazed uPVC front entrance door. This door leads directly into the:

Entrance Hallway 1.95m x 1.44m

With stairs leading directly to the first floor and a useful under-stairs storage cupboard. The Worcester combination boiler is located here. A door leads through to the:

Living Room 12'6" x 10'4" (3.82 x 3.17)

A spacious room with front aspect uPVC double glazed bay windows and wood effect flooring. The focal point of the room being the stone fireplace and mantle housing a cast iron log burner set on a granite hearth. TV Point. An opening leads through to the;

Kitchen 19'2" x 10'0" (5.85 x 3.07)

A larger than averaged sized room with a rear aspect uPVC double glazed window and tiled flooring. With matching wooden wall, base and drawer units with granite work top over and a lovely breakfast bar and tiled splash back. Integrated appliances includes dishwasher, five ring gas hob with extractor hood over, double electric oven and 1.5 bowl stainless sink with mixer tap over situated beneath the window. An archway leads down a step to an area with a side entrance door and to a concertina door which provides further storage space. There is space for a family sized

dining table and chairs in the dining section of the room with a lovely log burner effect gas fire set on a raised tiled hearth with wood surround and mantle. The room is lit by inset spotlights. uPVC double glazed doors lead into the:

Conservatory 12'0" x 8'7" (3.67 x 2.62)

A light and airy room with ample space for a sofa and a lovely outlook of the garden. A uPVC double glazed door leads directly out to the rear garden.

First Floor

From the Entrance Hallway, stairs lead directly to the first floor landing providing access to Bedroom 1, 2 and 3 and to the Family Shower room. Further ladder style stairs lead from this landing to the Loft Room.

Bedroom One 11'4" x 10'5" (3.46 x 3.20)

A good sized bedroom with wood effect laminate flooring and uPVC window to the front aspect. There is the benefit of built-in wardrobes with hanging rail and shelving space. TV point.

Bedroom Two 10'4" x 10'1" (3.17 x 3.08)

Another good sized double room with uPVC double glazed windows to the rear aspect with an outlook of the rear garden.

Bedroom Three 9'11" x 6'11" (3.03 x 2.13)

A single room with a rear aspect uPVC double glazed window overlooking the rear garden.

Shower Room 6'2" x 6'11" (1.89m x 2.13m)

Part tiled with a tiled flooring and a three piece suite comprising dual flush WC, vanity wash basin with cupboard beneath and a walk in shower with mermaid shower panel and waterfall shower. The room is lit by inset spotlights and there is a ladder style heated towel rail and an obscure glass uPVC double glazed window to the front aspect. There is also a good sized cupboard with shelving.

Second Floor

Ladder style stairs lead from the first floor landing directly to the second floor Loft Room.

Loft Room 19'7" x 14'8" (5.97m x 4.49m)

A spacious room with rear aspect uPVC double glazed windows and eaves storage.

Outside & Parking

This property benefits from a front driveway with parking for up to three vehicles. There's a small gate to the side of the property which provides access down a pathway to the rear garden. The rear garden is a very good size with bordering plants, raised flower beds and laid with resin and paving slabs. There's ample space for a large garden table and chairs and at the end of the garden there's a patio area with wooden veranda over with built in pizza oven and barbecue. In addition there's an outdoor WC, Garden Bar, Workshop and Utility room.

Garden Bar

A fantastic addition to the property providing a great entertainment space.

Workshop

A good sized shed currently used as workshop. With power and lighting.

Utility Room

Another great addition to the property with ample space and plumbing for washing appliances. With wood effect worktop and inset stainless steel sink, metro tile splash back and cupboards over. There is also heating in this room.

Outdoor WC

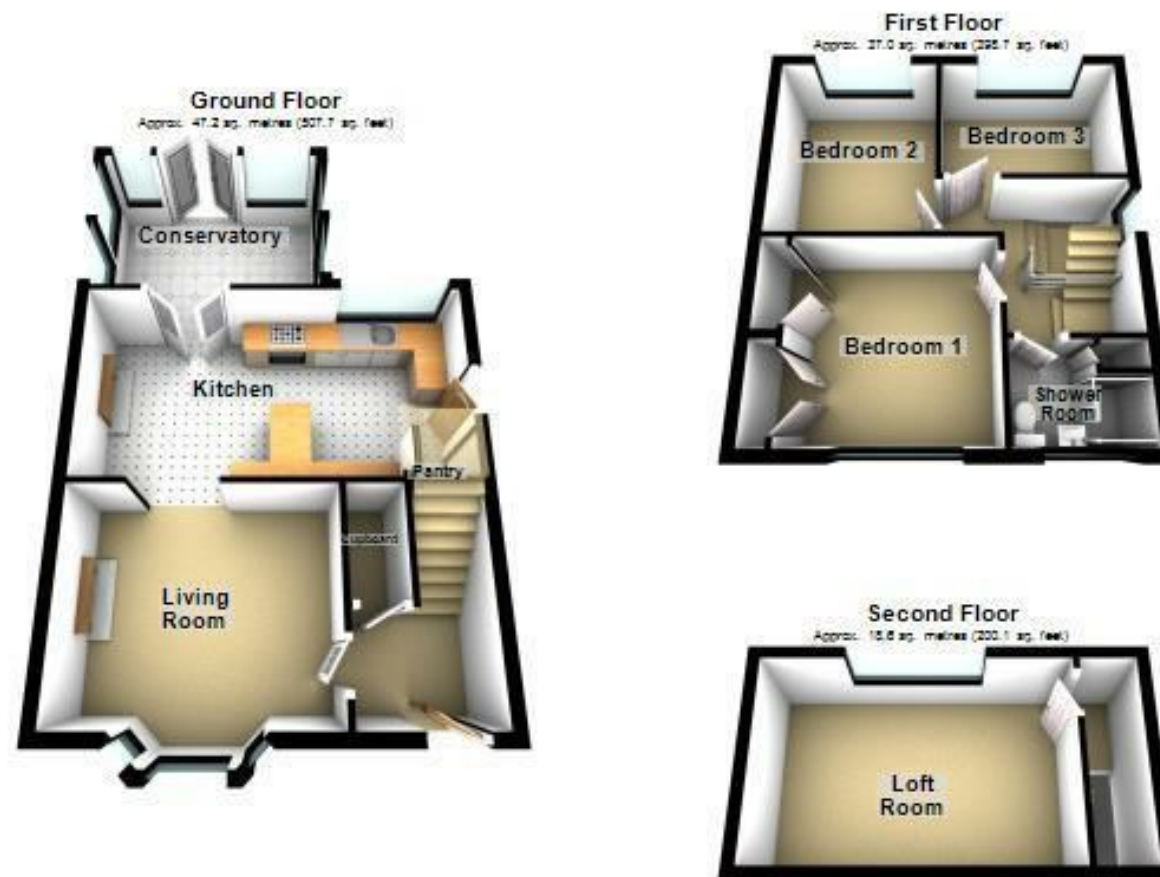
With a low level flush WC.

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.







Total area: approx. 102.8 sq. metres (1106.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		81 85	
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 	