



GRANT'S
OF DERBYSHIRE

2 Rowan Close, Darley Dale DE4 2QY
Offers Around £155,000

Occupying a popular and convenient cul-de-sac location in the sought after area of Darley Dale is this well appointed two bedroomed mid-terraced home. Benefitting from uPVC double glazing and gas central heating, the accommodation itself briefly comprises entrance hallway, living room, kitchen, two bedrooms and a bathroom. To the front of the property there is a driveway providing off road parking for one vehicle and to the rear is a decent sized, fully enclosed low maintenance garden. This property would be the perfect first time buy.

Please note this property is for sale under the 'Discounted Property' scheme. The purchaser of this property will need to contact the council directly (email address provided by us) to request consent to buy. The sale price of this property is subject to a 17.5% discount (already applied) off the open market value making it offers in the region of £155,000. Although the 'Discounted Property' scheme doesn't require a person to have lived in The Derbyshire Dales, they will ask that preference is given to a local person.



Location

The property is located in the sought after area of Darley Dale close to a range of local amenities including shops, schools and leisure facilities. There are good road connections with the A6 which enjoys swift travel to both the North and South. The nearby market town of Bakewell is approximately six miles to the North and Matlock is four miles to the South, both of which offer a more comprehensive range of facilities.

Ground Floor

To the front of the property, beneath the storm porch, is an entrance door with glazed panel which opens into the

Entrance Hallway

With ample space for the hanging of coats and storage of footwear. A staircase leads up to the first floor and doors open to the living room and the kitchen.

Kitchen 10'4" x 6'1" (3.16m x 1.86m)

Fitted with a range of wall and base units with roll top work surfaces and tiled splashbacks. The inset sink with mixer tap is located beneath the window to the front aspect. Integrated appliances include the electric oven with gas hob and extractor over and there is space and plumbing available for a washing machine as well as space for a freestanding fridge freezer.

Living Room 13'2" x 12'0" (4.02m x 3.68m)

This is a good sized reception room in which the fireplace with electric fire upon a raised hearth provides a pleasant focal point. There is a deep understairs cupboard which provides useful

storage for the home. The room is lit by wall lights as well as the central ceiling light but plenty of natural light also floods through the glazed double doors to the rear aspect. These open onto the patio area

First Floor

The staircase leading up from the entrance hallway reaches the

Landing

With doors opening to the two bedrooms and the bathroom and a further door opening to a useful overstairs storage cupboard. There is also access to the attic space.

Bedroom One 12'1" x 8'8" (3.69m x 2.66m)

This is a good sized double bedroom with a large window to the rear aspect looking out onto the garden. There is a fitted range of matching bedroom furniture comprising of a wardrobe, a chest of drawers and two bedside cabinets.

Bedroom Two 12'1" x 5'11" (3.69m x 1.82m)

The second bedroom has wood laminate flooring and a window to the front aspect. The room is currently used as a home office/study and has a fitted office desk/dressing table and wardrobe.

Bathroom 6'7" x 5'10" (2.01m x 1.80m)

This part tiled bathroom is fitted with a white three piece suit comprising low flush WC, pedestal wash hand basin and a panelled bath with shower over. There are inset spotlights to the ceiling and also an extractor fan.

Outside

To the front of the home is a driveway offering off road parking for one vehicle and to the rear is a fully enclosed low maintenance garden which is of a good size.

Derbyshire Dales District Council Requirement

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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.

Directional Notes

The approach from Dale Road (A6) Matlock is to proceed north along the A6 passing the Sainsbury's superstore, and upon reaching the roundabout junction bear left into Bakewell Road (A6). Proceed along Bakewell Road passing the Whitworth Hospital and in turn continue through Darley Dale passing the parade of shops. Thereafter take the third turning on the left into Church Road. Proceed along Church Road and shortly before the railway crossing turn left into Butts Road and immediately right into Willow Way. Proceed along Willow Way taking the second turning on the right into Rowan Close where the property is located on the left hand side.







Floor 0



Floor 1

Approximate total area⁽¹⁾
49.85 m²
536.59 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.

Calculations are based on RICS IPMS 3C standard.

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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.

