



GRANT'S
OF DERBYSHIRE

1 The Avenue, Matlock DE4 2HT
Offers Around £289,000

This charming three bedroom, semi-detached property occupies an elevated position with far reaching views of the Derbyshire Dales, and is now available For Sale. Conveniently located on the outskirts of Darley Dale town centre and within easy reach of both Matlock and Bakewell, this property would make a fantastic first time or family home. This home benefits from gas central heating and double glazing and is well presented throughout. Briefly comprising: Entrance Hallway, Sitting Room, Kitchen/Diner & Utility Room to the ground floor, and Three Bedrooms and the Family Bathroom to the first floor. To the front of the property is a drive providing parking for two to three vehicles and to the rear you will find the most delightful garden which extends down and to look out over the local recreation ground, and enjoys stunning views of the surrounding countryside. Viewing highly recommend. Virtual tour available.



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. The local recreation ground wraps around 'The Avenue' providing the perfect location for families and dog walkers.

Ground Floor

The property can be accessed via steps down alongside the driveway to reach the wooden entrance door, alternatively a gate opens to a path down the side of the house to gain access through the back of the property. The front door opens into the

Entrance Hallway 11'2" x 6'2" (3.42 x 1.88)

Which is spacious and bright with plenty of space for coat and shoe storage. You'll find the original, characterful floorboards here as well as a small cupboard under the stairs. Doors from here open to the Sitting Room and Kitchen/Diner. Stairs rise to the first floor landing.

Sitting Room 12'4" x 11'4" (3.78 x 3.46)

A good sized room, tastefully designed retaining original features (including exposed floorboards and coving), which provide a stylish and homely feel. There is a front aspect double glazed window which fills the room with lots of natural light. You'll also find a cast iron, multi fuel burner set within a handsome, stone surround providing a great focal point to the room, as well as being a fantastic source of heat during the cooler months.

Kitchen Diner 16'2" x 11'5" (4.93 x 3.50)

Another lovely bright room with a rear aspect double glazed window looking out over the garden and providing the most spectacular countryside views. There is a good range of fitted wall, base and drawer units with a laminate worktop, tiled splashbacks and stainless steel sink and drainer with mixer tap over. There is an integrated full height fridge freezer and a freestanding gas oven with four ring gas hob and extractor over. You'll also find an open fire place with a handsome stone surround and stone hearth. A rear aspect door provides access to the rear porch.

Utility Room 6'6" x 2'8" (2.00 x 0.82)

Accessed from the kitchen diner and with plenty of storage space, plus space and plumbing for a washing machine.

Rear Porch 4'9" x 3'10" (1.47 x 1.17)

The perfect place for storing all your garden equipment plus muddy boots.

First Floor

Stairs lead up from the entrance hallway to reach the landing. Doors open to the two double bedrooms, single bedroom and family bathroom. You'll find access to the loft here which has a pull down ladder and is well insulated and boarded.

Family Bathroom 7'6" x 5'3" (2.30 x 1.62)

A bright and airy space which is part tiled and has a rear aspect, double glazed window with obscured glass and vinyl flooring. Fitted with a modern three piece suite consisting of dual flush WC, pedestal wash basin and panelled bath with thermostatic shower over and a glass shower screen.

Bedroom One 11'6" x 10'2" (3.53 x 3.10)

With a rear aspect, double glazed window, this attractive and spacious double room is full of natural light and enjoys fantastic views of the beautiful countryside. Furniture can be well placed either side of the chimney breast.

Bedroom Two 11'3" x 10'2" (3.44 x 3.12)

Another good sized double bedroom, with a front aspect double glazed window, again there is the handy option to place furniture either side of the chimney breast.

Bedroom Three 7'5" x 7'4" (2.27 x 2.25)

With a front aspect double glazed window, this room would make a perfect office or study.

Outbuilding

Brilliant for storage and you'll also find the gas combi boiler here which was fitted in 2021.

Outside & Parking

To the front of the property there's a driveway offering parking for 2 - 3 vehicles, steps and a path lead to the front of the property, a side gate leads down to the rear where you'll find the most delightful, fully enclosed garden with absolutely breathtaking views. There is a gate at the bottom of the garden which opens to the recreation ground - perfect for dog walks.

Council Tax Information

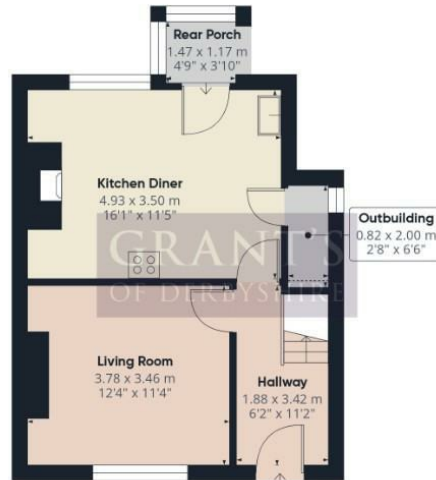
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

Directional Notes

Leaving Matlock along the A6 towards Bakewell, when you see the Shalimar Indian Restaurant on your left, turn right onto Northwood Lane. Follow Northwood Lane up and round to the right. As you reach the top of the hill, bear left and then take your first right onto The Avenue. The property can be found shortly on your right hand side as denoted by our 'For Sale' board.







Floor 0



Floor 1

Approximate total area⁽¹⁾

76.5 m²
824 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.

