



**Sally Botham**  
ESTATES

**2 Olympian Way, Darley Dale, Matlock, DE4 2GX**  
**Offers in the Region of £145,000**



**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

A well presented spacious modern home with superb views, offered with no onward chain, 3 bedrooms, bathroom, living room, dining kitchen and ground floor WC. Allocated parking and private garden. 50% ownership 50% rent. With option to purchase 100% Fitted wardrobes included, white goods by negotiation.

## 2 OLYMPIAN WAY, Darley Dale

**An exceptionally well-presented, spacious, modern, mid-row property, ideally located within easy reach of excellent local amenities, and backing onto the delightful open countryside of the Derwent Valley. The accommodation offers: three good-sized bedrooms, family bathroom, spacious sitting room, dining kitchen, and downstairs WC. The property has an enclosed rear garden, and two allocated parking spaces within the communal carpark. The property is available as 50/50 ownership/rent or outright purchase.**

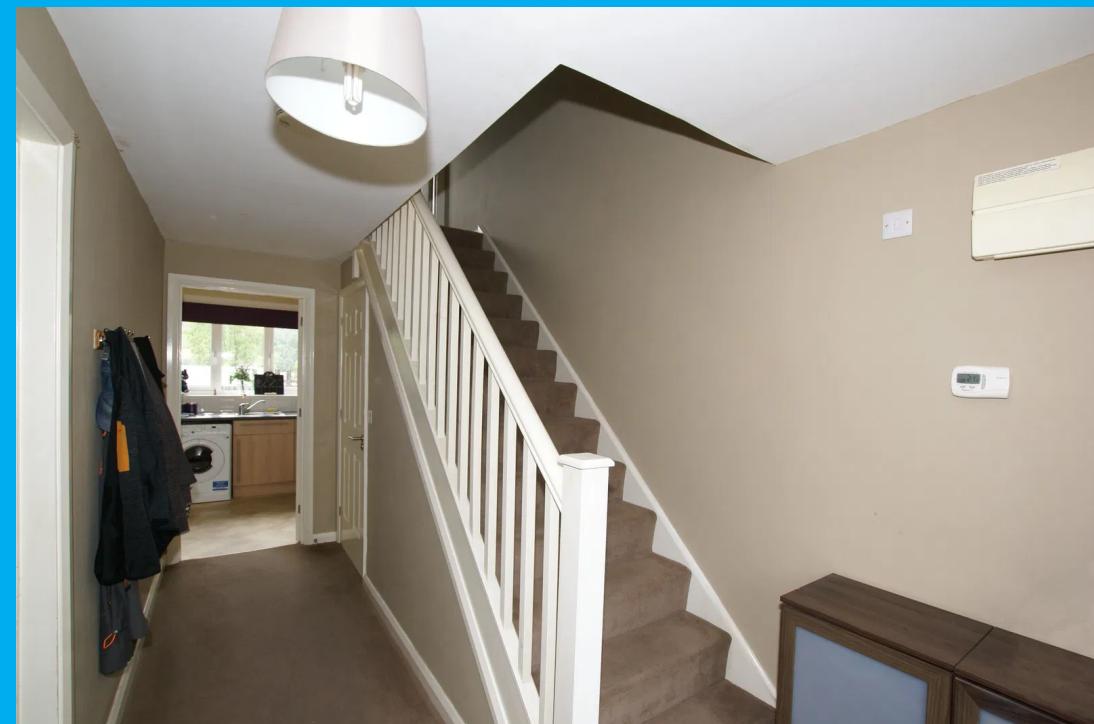
**Darley Dale is located between Matlock and Bakewell on the edge of the Peak District National Park. There are excellent local shops including mini supermarket, fish bar, chemist etc and highly regarded primary schools. Ideally situated for the delightful open countryside, fine views and pleasant walks and within commuting distance of Sheffield, Nottingham and Derby. There is a branch line railway station at nearby Matlock with a regular service to Nottingham and Derby.**

Entering the property via a half-glazed composite entrance door, which opens to:

**RECEPTION HALLWAY** Having a broad staircase rising to the upper-floor accommodation, central heating radiator, and panelled doors opening to:

**SITTING ROOM** With front-aspect UPVC double-glazed windows, central heating radiator, television aerial point, and telephone point.

**DINING KITCHEN** A spacious L-shaped room with rear-aspect UPVC double-glazed windows enjoying delightful views over the open countryside and wooded hills of the Derwent Valley. A pair of patio doors open onto the gardens to the rear of the property. The kitchen is fitted with a good range of units in a light wood-effect finish, with cupboards and drawers beneath a roll-edged worksurface with a tile splashback. There are wall-mounted storage cupboards, one of which houses the combination gas-fired boiler, which provides hot water and central heating to the property.





Set within the worksurface is a stainless sink with mixer tap, and a Zanussi four-burner gas hob, over which is an extractor canopy that is vented to the outside. Beneath the hob is a fan-assisted electric oven. There is space for a fridge-freezer, and space and connection for an automatic washing machine and dishwasher. The white goods currently installed are available by separate negotiation, as is the kitchen table. A panelled door opens to a useful deep storage cupboard with slatted shelving.

From the hallway, a further panelled door opens to:

**GROUND FLOOR WC** Having a suite with close-coupled WC and corner-mounted pedestal wash hand basin. There is an extractor fan and central heating radiator with thermostatic valve.

From the hallway, a broad staircase rises to:

**FIRST FLOOR LANDING** Having a loft access hatch, and panelled doors opening to:

**BEDROOM ONE** With front-aspect UPVC double-glazed windows overlooking the communal parking area and the wooded hills that surround the area. The room has a central heating radiator with thermostatic valve, and fitted wardrobes.

**BEDROOM TWO** A good-sized double room with rear-aspect UPVC double-glazed windows, enjoying views over the fields and the heritage railway line to the wooded hills beyond. The room has fitted wardrobes.

**BEDROOM THREE** Again, with rear-aspect windows having similar views to bedroom two. The room has a central heating radiator with thermostatic valve.

**FAMILY BATHROOM** With double-glazed windows with obscured glass, and suite with panelled bath with mixer shower over and glass shower screen; pedestal wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve, downlight spotlights, and an extractor fan.

**OUTSIDE** To the front of the property is a communal parking area, with two allocated spaces for the property. To the rear of the property is a delightful, enclosed garden, with a flagged terrace immediately to the rear of the property where the doors open from the dining kitchen. Beyond the terrace is an area of garden with a lawn, and further patio, with a timber garden shed.



**SERVICES AND GENERAL INFORMATION** All mains services are connected to the property.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Leasehold

Lease 125 years from 1st July 2013

Ground Rent £273.61 PA - Review date 1st April 2026

Service Charge £733.32 PA

**COUNCIL TAX BAND** (Correct at time of publication) 'B'

**DIRECTIONS** Leaving Matlock along the A6 towards Bakewell. After passing The Grouse public house take the second left into Church Road and immediately right into Olympian Way where the property can be found over looking the car park on the left.

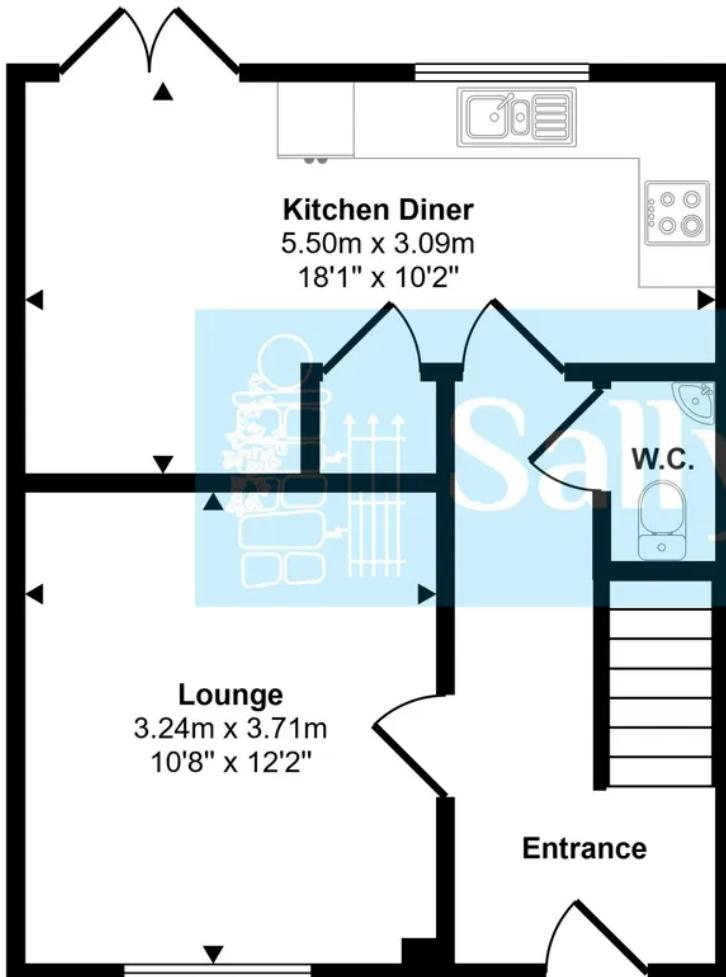
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**Disclaimer**

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.

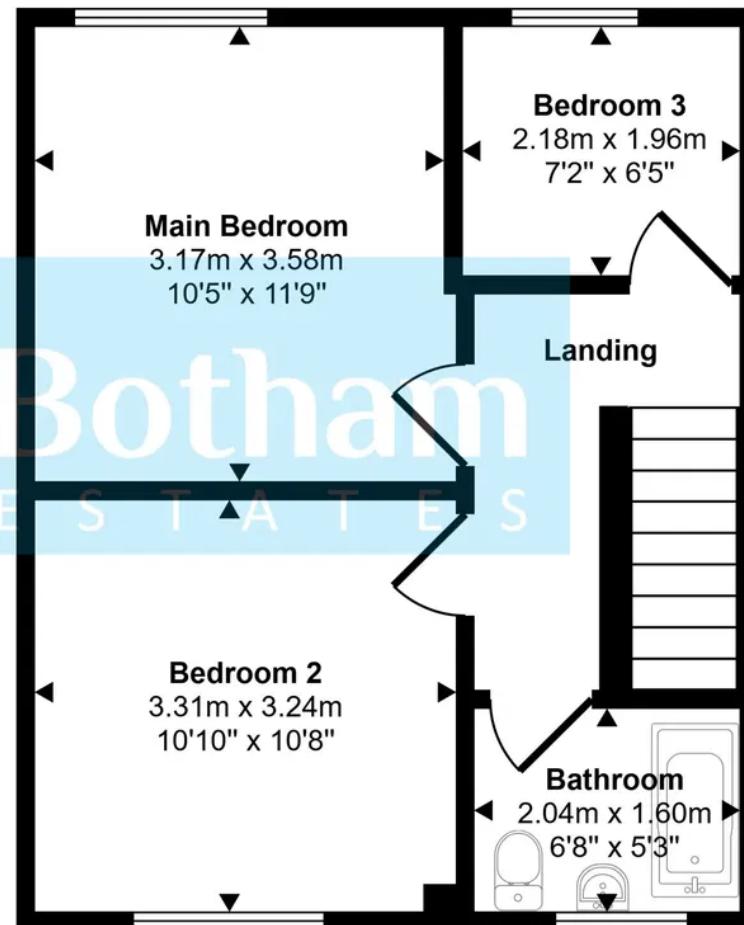


Approx Gross Internal Area  
76 sq m / 822 sq ft



### Ground Floor

Approx 38 sq m / 409 sq ft



### First Floor

Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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