



**2 Dale Road North, Darley Dale Matlock DE4 2HY**



**welcome to**

## **2 Dale Road North, Darley Dale Matlock**

An exceptional semi-detached house built of natural stone with land to the rear and generous parking on the rear drive. There are far reaching views over adjoining farmland and there is a utility outbuilding.



### Hallway

Panelled walls with a dado and stairs to the first floor.  
Composite grey double glazed entrance door.

### Living Room

24' 3" x 12' ( 7.39m x 3.66m )

A superb open plan family living space with large double glazed windows to the front and rear.

There are two fireplaces; the principle fireplace has a new Multi-Fuel cast burner on a raised stone hearth, the second is open and retained for display purposes and to the recess there are storage cupboards and display shelves.

The floor is Luxury Vinyl Tiled throughout the ground floor.

### Kitchen

8' 5" x 7' ( 2.57m x 2.13m )

Shaker cabinets in light grey with roll top work surfaces which have a large ceramic sink with mixer tap.

Built-appliances by Neff include an electric oven with slide-and-glide door, gas & glass hob and an extractor. There is a deep recess for a fridge/freezer.

Side composite double glazed entrance

### Gallery Landing

An open plan and spacious galleried landing, 16 feet in length, with access to the large roof space which offers potential for conversion for additional bedrooms.

### Bedroom One

11' 9" x 8' 8" ( 3.58m x 2.64m )

Front double glazed window and a radiator.

### Bedroom Two

12' x 9' 6" ( 3.66m x 2.90m )

Rear double glazed window and a radiator.

A Worcester Bosch Greenstar central heating boiler, with the residual of a 10 year warranty.

### Bedroom Three

8' 1" x 6' 5" ( 2.46m x 1.96m )

Front double glazed window and a radiator.

### Shower Room

8' 3" x 7' ( 2.51m x 2.13m )

A luxurious new shower room featuring a glass enclosure with rain head, flexi-hose and body jets.

Well appointed including an array of integrated storage cupboards, a vanity wash basin and a W.C.

There is a chrome towel rail and a rear double glazed window.

### Exterior

Large front gardens are enclosed with picket fencing and adjacent to the property there is a natural stone terraced patio to enjoy the far reaching views to the front.

### Parking

There a driveway to the rear and space for two large cars.

### Rear Gardens

To the rear there is an enclosed courtyard with exterior automatic lighting and access to the detached utility room.

The first terrace patio is natural stone paved and steps lead to a second terrace with artificial grass and a shed.

### Land

The property title includes a small portion of the adjoining field to the rear of the drive.



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## **2 Dale Road North, Darley Dale Matlock**

- Immaculately presented
- Parking and land to the rear
- Far reaching views over adjoining farmland
- Detached utility building
- New boiler, shower room and LVT flooring

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £275,000



Please note the marker reflects the postcode not the actual property

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