



Warney Road, Two Dales Matlock, DE4 2EW

With no upward chain, this lovely family home has a modern shower room, private driveway and Bosch and Siemens kitchen appliances. All furniture* can be included in the sale, making it a perfect starter home or home for a growing family. In a splendid location, the home is a short walk from the local primary school, parks, cafes, shops and medical centre.

On the ground floor, the entrance hallway leads to the sitting room, living/dining room, ground floor WC, kitchen and rear porch. To the first floor are three bedrooms and the recently-installed modern shower room.

The tarmac driveway at the front has space for a vehicle to park off-road, whilst at the rear is a pleasant, easy-maintenance garden with dining patio, flower beds and timber shed.

Two Dales is a popular and friendly village with several shops, cafes, the Whitworth Centre restaurant, park and primary school. Located between Bakewell and Matlock, walking, cycling and driving routes around the majestic Peak District are possible in all directions and the popular market towns of Buxton and Chesterfield are close by too. Chatsworth House and the Chatsworth Estate are within 5 miles and commuting via the A6, A610 and A38 mean that Derby, Nottingham and Sheffield are all within one hour's drive. It is a tremendous location in all respects.

*The only furniture item not included is the rocking chair in the living room

- No upward chain
- Short walk to primary school and park
- Private driveway parking
- Modern shower room and ground floor WC
- All furniture can be included in the sale - Perfect starter home
- Close to cafes, shops and medical centre
- Lovely family home
- Bosch and Siemens appliances included
- Pleasant west-facing garden with shed
- Council Tax band C

£265,000

Warney Road, Two Dales, Matlock, DE4 2EW

Front of the home

The tarmac drive has space for one vehicle to park off-road. There is a privet hedge on the right and a traditional stone wall on the left. Two steps lead up to a path to the front door and to a gate through to the rear garden., with decorative iron railings on the right. Enter the home through the part-glazed composite front door.

Entrance Hallway

The spacious carpeted hallway has room on the left for a table. There is a radiator, ceiling light fitting, picture rail and - like all rooms - skirting boards. Stairs on the left lead up to the first floor, with a distinctive tiled wall beneath the banister. Part-glazed panelled doors open into the sitting room and living/dining room.

Sitting Room

12'0" x 8'11" (3.68 x 2.74)

The cosy sitting room has a wide south-facing window, bringing lots of natural light in. There is a wall-mounted living flame electric fire, radiator and chandelier light fitting in this carpeted room.

Living-Dining Room

15'3" x 12'1" (4.67 x 3.69)

A dual aspect room with a tall window on the left and large window looking to the rear garden, this room is carpeted and has a radiator and ceiling light fitting. The coal-effect electric fire has a chimney and flue behind which could be reinstated should you wish. To the right of the chimney breast are recessed full-height cupboards, with a wide alcove to the left. This versatile room is currently set up as a living room but would also work as a formal dining room, next to the kitchen.

Over to the left is a sliding door to the ground floor WC, with laminate flooring, extractor fan and under-stairs cupboard.

Kitchen

11'5" x 6'2" (3.49 x 1.9)

Another dual aspect room, the kitchen has two ceiling light fittings and lemon-coloured fitted cabinets. It's a bright and uplifting space.

The L-shaped worktop has tiled splashbacks and a range of low-level cabinets and drawers. The under-counter Siemens washing machine, Bosch refrigerator and freezer are included in the sale. There is a Stoves four-ring gas hob with electric oven and brushed chrome extractor fan. Beneath the window looking out to the rear garden is a 1.5 stainless steel sink and drainer with chrome mixer tap.

The room also includes a radiator, laminate flooring, wall-mounted cabinet and a crockery cupboard with sliding glass doors. There is space for a breakfast table and chairs - and a door into the rear porch.

Rear Porch

This very useful space has a tiled floor and sliding patio doors to the rear garden. It's a great place to kick off footwear and hang coats after a hearty local walk.

Stairs to first floor landing

Carpeted stairs with a banister on the right and handrail on the left lead up to the galleried landing. At the landing is a ceiling light fitting, window and white panelled doors with chrome handles to the shower room and three bedrooms.

Shower Room

9'0" x 5'8" (2.75 x 1.73)

The recently installed modern shower room has a double walk-in shower with easy-clean walls and a reinforced glass screen. The mains-fed shower has a monsoon shower head and separate hand-held attachment. There is a ceramic WC, ceramic pedestal sink, vinyl floor, floor-to-ceiling tiled walls and a full-height cupboard which houses the Worcester boiler.

There is also a radiator, ceiling light fitting, extractor fan, frosted double-glazed window and loft hatch.



Bedroom One

12'0" x 9'1" (3.68 x 2.78)

Situated at the rear, this double bedroom is currently set up as a spacious single with lots of room for a wardrobe, dressing table and additional furniture. The room is carpeted and has a radiator, ceiling light fitting and pleasant views over the rear garden.

Bedroom Two

12'1" x 9'0" (3.69 x 2.75)

A double bedroom at the front of the home, this room is carpeted and has a radiator, ceiling light fitting and south-facing window.

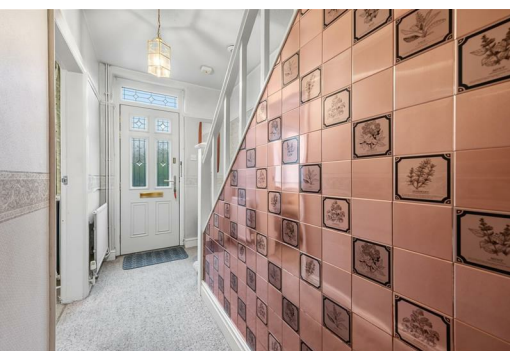
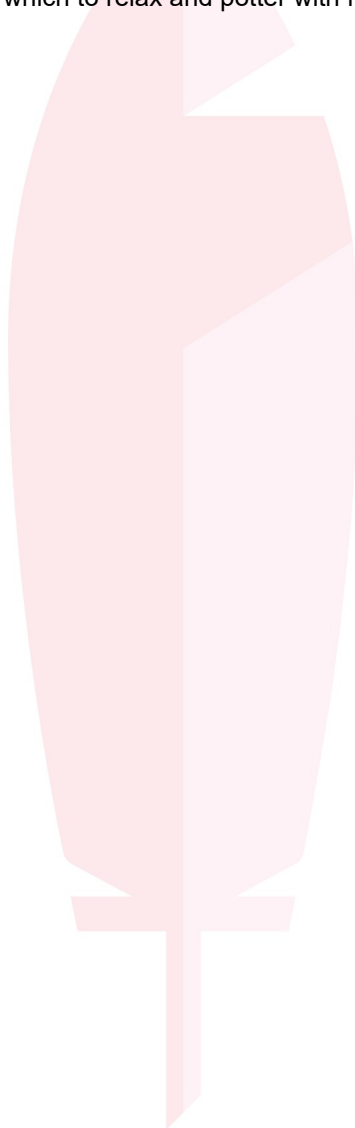
Bedroom Three

6'8" x 5'10" (2.05 x 1.78)

This carpeted single bedroom could also be a home office, nursery or dressing room. It has a south-facing window, radiator and ceiling light fitting.

Rear Garden

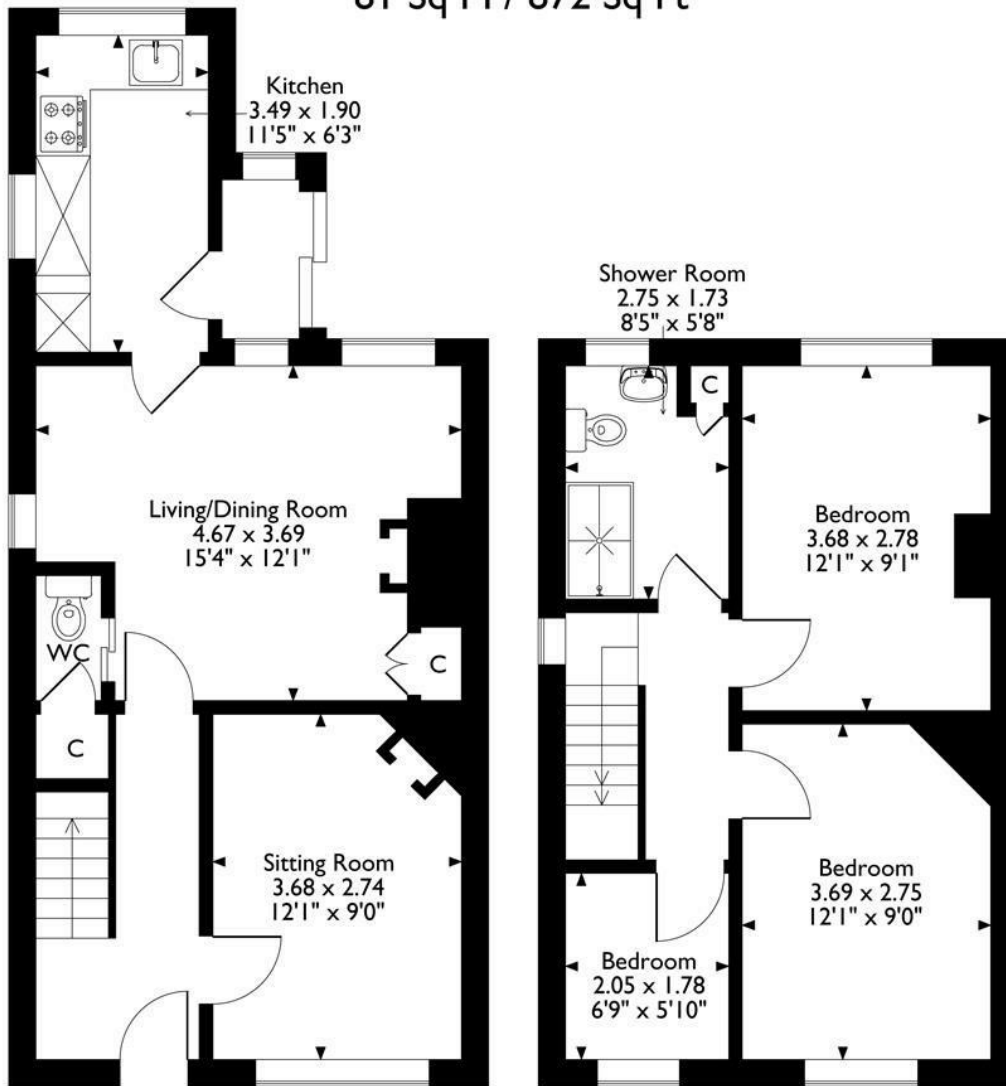
Accessed from the rear porch or via the side path, the garden has a dining patio, with space for outdoor seating and dining close to the kitchen. Three steps lead up to the main garden, with a large square flower bed which could also be a vegetable or herb garden, or be converted to lawn. The timber shed is included in the sale. A tall, well-maintained privet hedge borders the garden on three sides. This is a lovely west-facing garden in which to relax and potter with friends and family.



Woodlands

Approximate Gross Internal Area

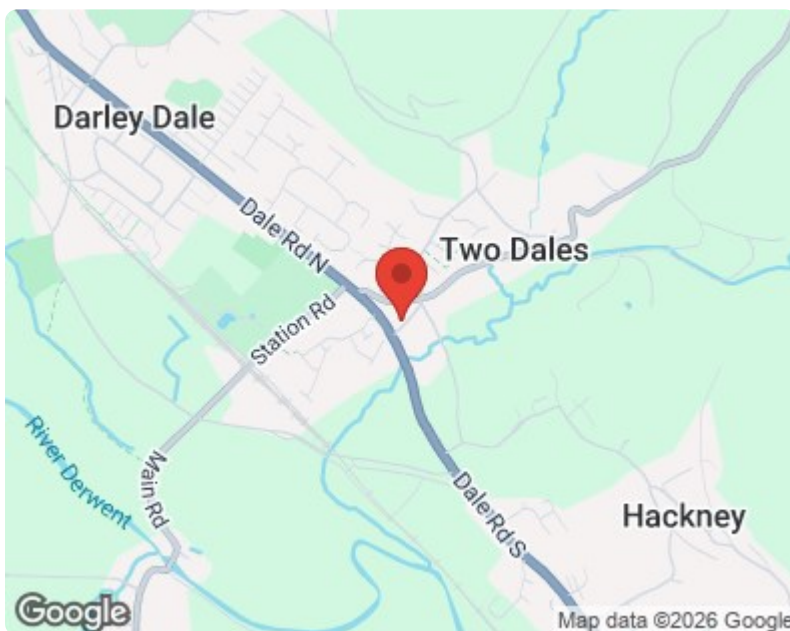
81 Sq M / 872 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 2002/91/EC	

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