



42 Oker Avenue, Darley Dale - DE4 2GN
£260,000



42 OKER AVENUE

Darley Dale, Matlock

Grant's of Derbyshire are delighted to offer For Sale this spacious three-bedroom semi-detached property, ideally located in Darley Dale, just outside of Matlock Town Centre. Benefitting from uPVC double glazing and gas central heating throughout, the property also offers the added advantage of a versatile loft room. The well-presented accommodation briefly comprises an entrance hallway leading into an open-plan living, dining and kitchen area. In addition, there are several useful outbuildings, including a store, workshop and WC. To the first floor, the property offers two generously sized double bedrooms, a further single bedroom and a family bathroom. Accessed from the landing, the loft room provides useful additional space and is currently used as an occasional bedroom/home office. Externally, the property enjoys gardens to both the front and rear, along with a driveway providing off-road parking for at least two vehicles. Viewing Highly Recommended. Virtual Tour Available.

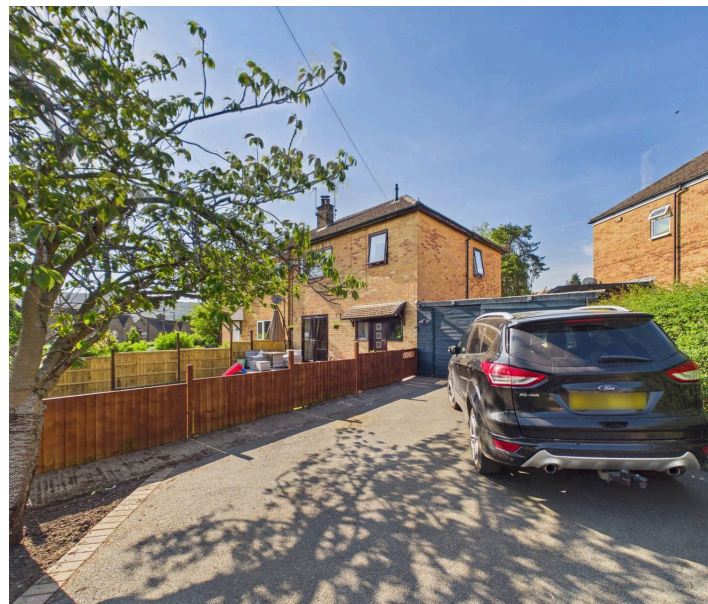
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three Bedroom Semi-Detached Property
- Gas Central Heating & uPVC Double Glazing Throughout
- Spacious Open-Plan Living Downstairs
- New Windows and Doors Throughout in 2024
- Gardens to Front and Rear
- Loft Room
- EPC Band C
- Virtual Tour Available





Entrance Hallway

7' 11" x 11' 7" (2.42m x 3.52m)

The property is accessed via a part-glazed uPVC door which opens into the spacious entrance hallway. From here, stairs rise to the first floor landing and a door opens into the kitchen.

Kitchen

22' 0" x 8' 10" (6.71m x 2.69m)

This stylishly fitted kitchen features a range of matching wall, base and drawer units, along with an integrated dishwasher and a Belfast sink with a swan-neck mixer tap. It also includes a four-ring gas hob, oven and space for an American-style fridge/freezer. A door from the kitchen provides access to the outbuildings, while an internal window above the sink overlooks the dining room.

Dining Room

18' 3" x 8' 8" (5.57m x 2.64m)

An opening from the kitchen leads into the dining room, which offers ample space for a dining table and chairs. UPVC French doors open out onto the rear garden, while an additional rear-facing window allows for plenty of natural light.

Sitting Room

14' 10" x 11' 8" (4.53m x 3.55m)

This well-proportioned reception room is accessed via an opening from the kitchen, complete with an exposed wooden beam above. The room features a log burner with a wooden mantle and surround, set on a stone hearth. A further set of uPVC French doors open directly onto the patio and front garden.

First Floor

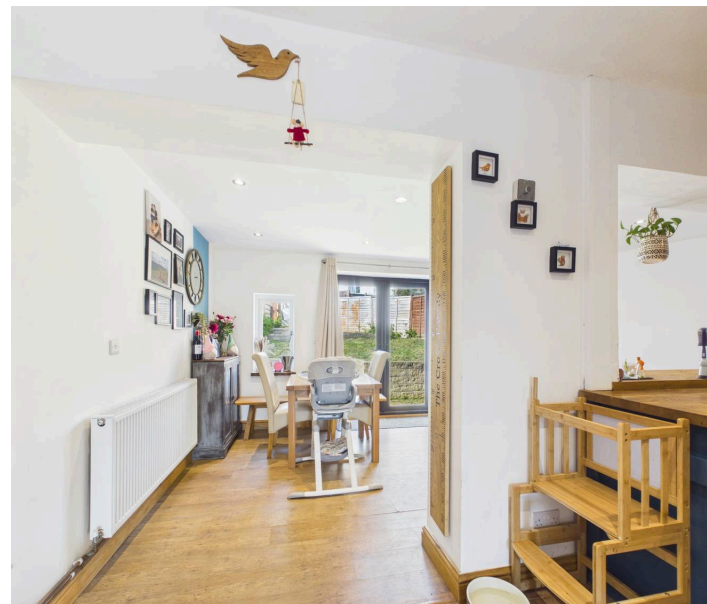
10' 2" x 3' 4" (3.09m x 1.01m)

Stairs rise from the entrance hallway to the first floor landing where there is access into the three bedrooms and family bathroom. A drop down ladder gives access to an extremely sizeable loft which has power, light and a rear-facing Velux window. Whilst we cannot officially class this as a bedroom, this is an extremely good space.

Bedroom Three

6' 11" x 8' 7" (2.12m x 2.62m)

From the first floor landing, the first door on the left hand side opens into the third bedroom. Currently utilised as a dressing



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6' 11" x 8' 7" (2.12m x 2.62m)

From the first floor landing, the first door on the left hand side opens into the third bedroom. Currently utilised as a dressing room, this space features a built in wardrobe and a window to face the front aspect.

Bedroom One

11' 11" x 11' 10" (3.64m x 3.61m)

A very well proportioned double bedroom, with a built in storage cupboard and a good-sized uPVC window to the front aspect.

Bedroom Two

11' 11" x 8' 10" (3.62m x 2.70m)

Another good-sized double bedroom with a rear-facing window overlooking the garden along with a double built-in storage unit, providing plenty of storage space.

Bathroom

8' 0" x 5' 6" (2.45m x 1.68m)

Fitted with a three piece suite to include a dual-flush wc, wash basin with vanity cabinet beneath and mixer tap over and a panelled bath with thermostatic shower over. There is also a uPVC obscured glass window to the rear aspect.

Rear Porch

6' 1" x 13' 7" (1.86m x 4.14m)

Accessed via a part-glazed uPVC door from the kitchen, this inner hallway provides access to the store, workshop and WC.

Store

15' 3" x 18' 8" (4.65m x 5.68m)

Accessed via a part-glazed wooden door from the rear porch, this substantial store room offers versatile space and has the potential to be converted into a garage, should a suitable garage door be installed.

Workshop

6' 11" x 9' 11" (2.12m x 3.01m)

Accessed via a panelled wooden door, this useful room is currently arranged as a workshop and benefits from a glazed door leading directly to the rear garden.





GARDEN

To the front of the property, there is a well-maintained lawn complemented by a patio area adjoining the house, providing ample space for outdoor seating and entertaining. To the rear, french doors from the dining room open onto a further lawned garden which is enclosed by timber fencing.

DRIVEWAY

3 Parking Spaces

Adjacent to the front garden is a driveway providing off-road parking for 2-3 vehicles.



Floor 0



Floor 1



Approximate total area⁽¹⁾

131.1 m²

1410 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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