



8, The Avenue, Darley Dale, DE4 2HT

Saxton Mee

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Guide Price £260,000 - £270,000

Occupying a sought-after village setting in Darley Dale, this attractive three-bedroom semi-detached property enjoys delightful views across adjoining open land and the beautiful Derbyshire countryside beyond. Offered for sale with no upward chain, the property provides well-proportioned accommodation, ideally suited to a variety of buyers.

The accommodation comprises an entrance hallway with a convenient WC, leading to a cosy sitting room featuring a characterful log-burning stove, creating a welcoming focal point. To the rear, a spacious dining kitchen is fitted with a range of units and appliances, complemented by a useful utility area and a conservatory, providing additional living space and an ideal spot to enjoy the surrounding views.

To the first floor, the landing gives access to two double bedrooms, a further bedroom and a family bathroom.

Externally, the property is set behind an easily managed front garden, with a driveway providing valuable off-road parking for two vehicles. To the rear, there is a pleasant, low-maintenance garden, together with a detached workshop/store, offering useful additional space for storage, hobbies or practical use.

Darley Dale is a popular village ideally positioned between the historic market towns of Bakewell and Matlock, offering a convenient balance of village living and access to a wide range of amenities. The village benefits from local shops, schools, pubs and recreational facilities, while the surrounding Derbyshire countryside provides an abundance of scenic walks and outdoor pursuits. Both Bakewell and Matlock are readily accessible, offering a broader selection of shops, restaurants and leisure facilities.

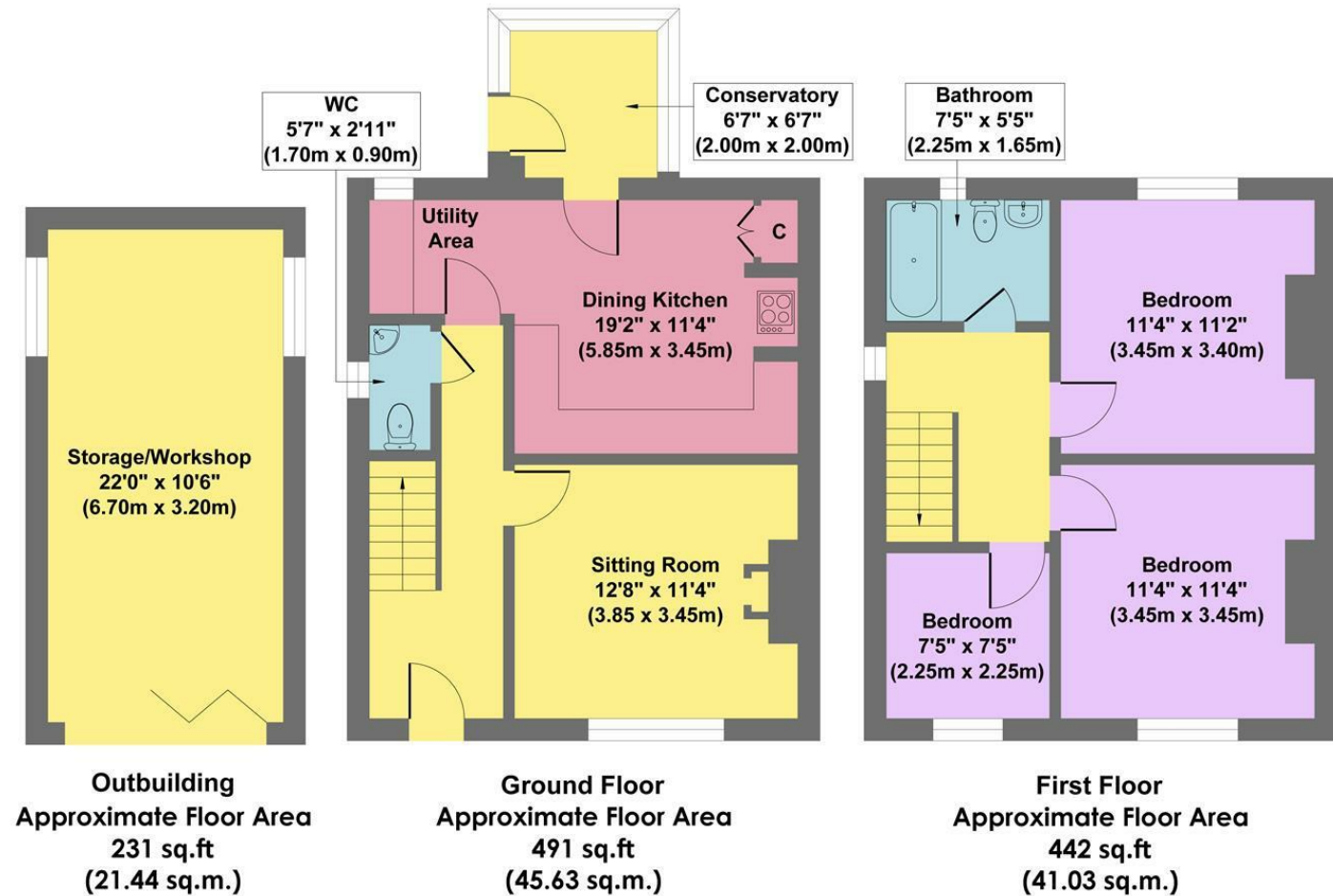


- Countryside Views
- Excellent Family Home
- Off Road Parking
- Excellent Village Amenities
- Easily Managed Garden & Workshop/Store
- Within Lady Manners School Catchment
- Ideally Located Between Bakewell & Matlock
- No Upward Chain
- EPC: C
- Viewings: Bakewell Office





8 The Avenue



Approx. Gross Internal Floor Area 1164 sq.ft / 108.10 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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