



46 Eversleigh Rise, Darley Bridge - DE4 2JW
£450,000



46 EVERSLEIGH RISE

Darley Bridge, Matlock

We are delighted to offer For Sale, this stunning three bedroom (plus loft room and ensuite shower room) extended, stone built semi-detached which has undergone an extensive programme of refurbishment whilst retaining a wealth of character and original features. Located on the edge of the Peak District National Park, in the village of Darley Bridge, this home is a short distance from the town of Darley Dale and Matlock where there is a full range of shops and amenities. This home benefits from gas central heating, mostly new uPVC double glazing and is extremely well presented throughout. The accommodation comprises; entrance porch, hallway, guest's cloakroom/utility, a sitting room, dining area and a fabulous living/dining/kitchen. On the first floor we have three bedrooms and a family bathroom. On the second floor we have a good sized loft room with ensuite shower room. Outside there is off street parking for at least two cars and to the rear, we have a low maintenance paved garden which backs onto private woodland where the vendors here enjoy seeing a variety of wildlife including deer!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Stunning Three Bedroom Semi With Loft Room
- Home Has Undergone An Extensive Programme of Refurbishment & Extension
- Sought After Location
- Extremely Well Presented Throughout
- Viewing Highly Recommended
- Virtual Tour Available



Entrance Porch

1' 10" x 6' 2" (0.57m x 1.87m)

The property is accessed via the recently installed arch-topped, uPVC double glazed door with matching frosted glass side panels opening into this area where we have hooks for coats and hats etc. An original panelled door opens into the entrance hallway.

Entrance Hallway

14' 3" x 6' 1" (4.34m x 1.85m)

With an engineered oak flooring which continues through to the sitting and dining room areas. There is a Victorian-style radiator, picture rail and the staircase leads off to the first floor. The stripped pine panelled door straight ahead leads into the

Utility & Guest's Cloakroom

7' 3" x 6' 3" (2.22m x 1.90m)

With a ceramic tile floor and half wood-panelled walls, here we have a low flush WC and a vanity wash basin unit with drawers beneath. A recess offers space and plumbing for a washing machine and tumble drier and the fitted cupboard provides useful household storage. The high level cupboard unit houses the modern consumer unit.

Sitting Room & Dining Area

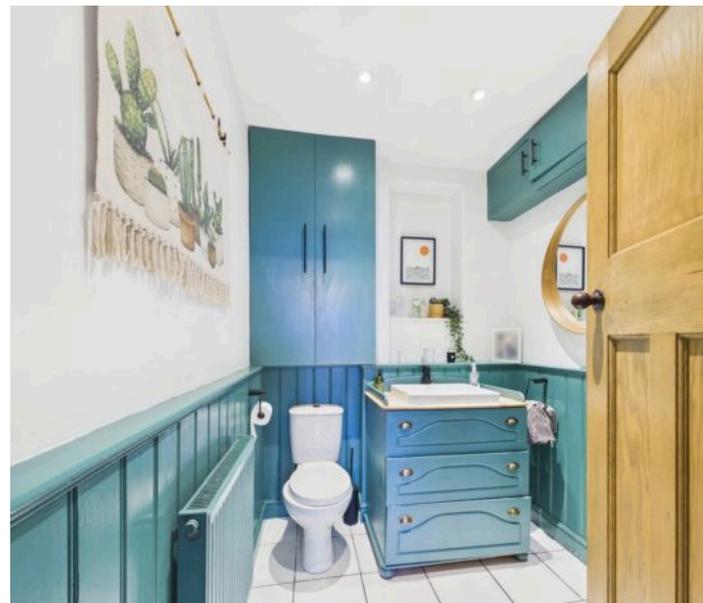
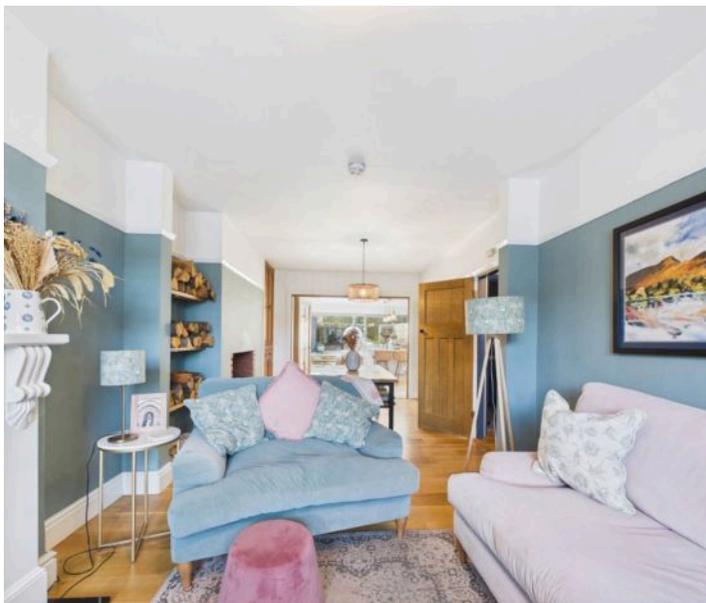
24' 4" x 9' 6" (7.41m x 2.90m)

The door from the hallway opens into the dining area where we find a good sized reception room with an exposed brick fireplace with a multi-fuel stove inset. There is an original, stripped pine, built-in cupboard and draw unit to one side, built-in shelving to the other. A large opening leads through to the sitting room area where we have a handsome wooden fire surround with a cast iron open fire grate set on a granite hearth. There is a Victorian-style radiator and a uPVC window to the front aspect with bespoke-fitted plantation-style shutters. Back in the dining area, glazed oak bi-fold doors open to reveal the Open Plan Living Dining Kitchen.

Open Plan Living Dining Kitchen

14' 1" x 17' 4" (4.30m x 5.29m)

A stunning addition to the home with glazed lantern above and sliding doors which open to the garden at the rear, flooding this room with natural light. There is a limestone tiled floor and an extensive range of wall, base and soft-closing drawer units teamed with an attractive quartz worktop. There is a matching



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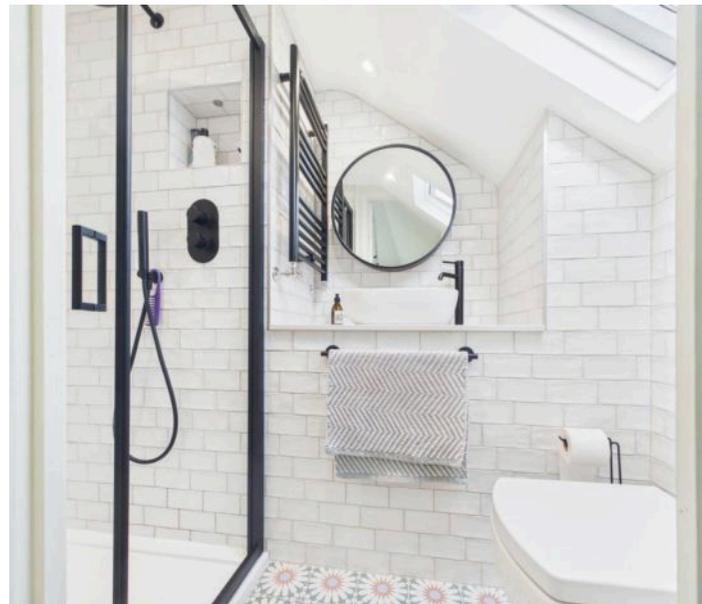
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GARDEN

To the front of the property there is a good sized gravelled driveway providing off road parking for at least two vehicles. There is a timber log store and an EV charging point. An Indian stone paved pathway to the side leads around to the rear of the home passing external cold and warm water taps (ideal for those with active dogs!) arriving at the rear of the home. Steps lead up to an indian stone paved patio, an ideal spot to sit and enjoy the view to the rear towards the woodland. There is a timber shed and brick built pizza oven set on a stone base.

DRIVEWAY

EV CHARGING

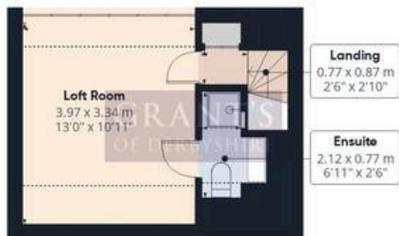




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

111 m²

1193 ft²

Reduced headroom

4.1 m²

44 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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