



**The Gables , 4 Midland Cottages, Dale Road North , Darley Dale ,
Matlock , DE4 2HX
£1000 pcm**



- Spacious Semi Detached property.
- Two double bedrooms.
- Breakfast Kitchen.
- Separate sitting & Dining room.
- Parking for several vehicles
- Large family bathroom
- External Store with large underfloor storage area
- Convenient location for access to Matlock & Bakewell

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The Gables , 4 Midland Cottages, Dale Road North , Darley Dale ,

A spacious stone-built semi-detached property, conveniently situated close to local amenities, with accommodation offering: two double bedrooms; family bathroom; sitting room; dining room; and breakfast kitchen. There is off-road parking and gardens to the rear of the property.

Darley Dale is located between Matlock and Bakewell on the edge of the Peak District National Park. There are excellent local shops including mini supermarket, fish bar, chemist etc, and highly regarded primary schools. Ideally situated for the delightful open countryside, fine views, and pleasant walks, the town is within commuting distance of Sheffield, Nottingham, and Derby. There is a branch line railway station at nearby Matlock with a regular service to Nottingham and Derby.

Entering the property via a half-glazed UPVC entrance door, which opens to:

ENTRANCE HALLWAY Having ceramic tiles to the floor, central heating radiator with thermostatic valve, and staircase rising to the upper floor accommodation. A panelled door opens to:

SITTING ROOM Having a front-aspect UPVC double-glazed picture window, central heating radiator with thermostatic valve, television aerial point, and a feature fire opening creating a display niche.

DINING ROOM Again, with front-aspect UPVC double-glazed window, and a feature fire opening with a raised hearth, housing a living-flame gas stove. The room has a central heating radiator with thermostatic valve, television aerial point with satellite facility, and a door opening to an under stairs storage cupboard. A panelled door leads to:

BREAKFAST KITCHEN A spacious breakfast kitchen with dual-aspect double-glazed windows, the rear windows overlooking the gardens and the wooded hills beyond. The room has ceramic tiles to the floor and a good range of units with cupboards and drawers beneath a granite-effect worksurface with a matching upstand. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap and a four-burner gas hob, beneath which is a Zanussi fan-assisted electric oven. Sited within the kitchen is the Ideal Classic gas-fired boiler which provides hot water and central heating to the property. The room has ample space for a family breakfast table, and there is a central heating radiator with thermostatic valve, and space and connection for an automatic washing machine.

From the hallway, a staircase rises to:

FIRST FLOOR LANDING Where a door opens to a useful eaves storage space. Further doors open to:

BEDROOM ONE With a front-aspect UPVC double-glazed window, and central heating radiator with thermostatic valve.

BEDROOM TWO Having a front-aspect UPVC double-glazed gable-end

window, and central heating radiator with thermostatic valve.

FAMILY BATHROOM Having a rear-aspect double-glazed window overlooking the gardens and the wooded hills beyond. The room has ceramic tiles to the floor and panelling to dado height. Suite comprises: double-width shower cubicle with mixer shower; pedestal wash hand basin; and close-coupled WC. There is a linen storage cupboard and a central heating radiator.

OUTSIDE To the front of the property is a forecourt garden enclosed by stone walls. A communal driveway runs down the side of the property to a gravelled parking space, beyond which is an area of garden laid to lawn. From the driveway, doors open to an outside lavatory with a low-level flush WC, and an external store with access to underfloor storage space. The property has outside lighting on PIR sensors.

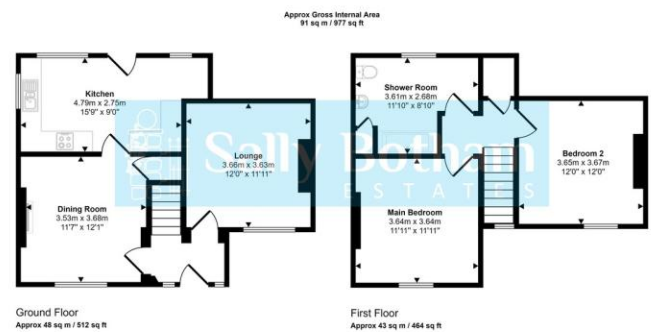
SERVICES AND GENERAL INFORMATION All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobilecoverage

COUNCIL TAX BAND (Correct at time of publication) 'B'

DIRECTIONS Leaving Matlock along the A6 towards Bakewell, immediately after passing UK Tyres Direct, the property can be found on the left-hand side.

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 365.

