



1, Bowler Road, Matlock, DE4 2TP

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Description

Nestled in a desirable cul-de-sac on Bowler Road, Darley Dale, this beautifully appointed, modern detached house offers an exceptional family living experience. With four spacious bedrooms and two well-designed bathrooms, this property is perfect for those seeking both comfort and style.

As you enter, you are greeted by a lovely open plan living and dining area that seamlessly flows into a large conservatory, creating an inviting space for relaxation and entertaining. The recently installed luxury kitchen boasts elegant wood units and polished stone worktops, making it a delightful space for culinary enthusiasts. Additionally, the property features a convenient downstairs W/C, a separate utility room, and a pantry, ensuring practicality for everyday living.

Upstairs, you will find three generously sized double bedrooms, alongside a fourth bedroom that is versatile enough to serve as a home office or study. The principal bedroom benefits from a fully tiled en-suite shower room, while the substantial family bathroom features a luxurious whirlpool bath, perfect for unwinding after a long day.

Externally, this property excels with an integral garage and a driveway that accommodates parking for two vehicles. The low maintenance garden, complete with AstroTurf and a storage shed, provides a perfect outdoor space for children to play or for hosting summer gatherings.

Located in the picturesque Peak District, this home offers excellent links to Bakewell, Matlock, and South Yorkshire, making it an ideal choice for families seeking a blend of modern living and natural beauty. This fantastic family property truly ticks all the boxes for contemporary living in a prime location.

ELR PREMIUM

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search*

Water and Drainage Search*

Coal and Mining Search*

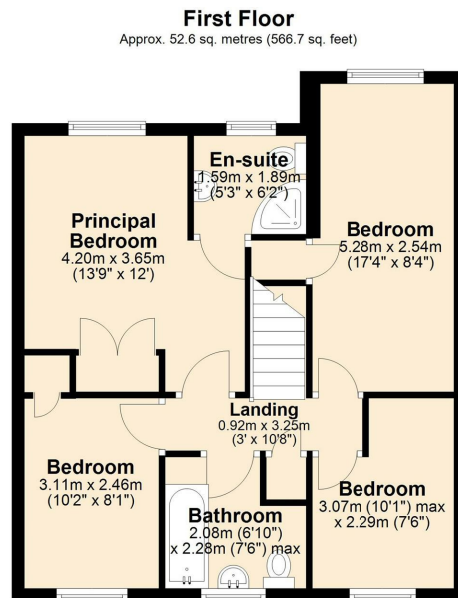
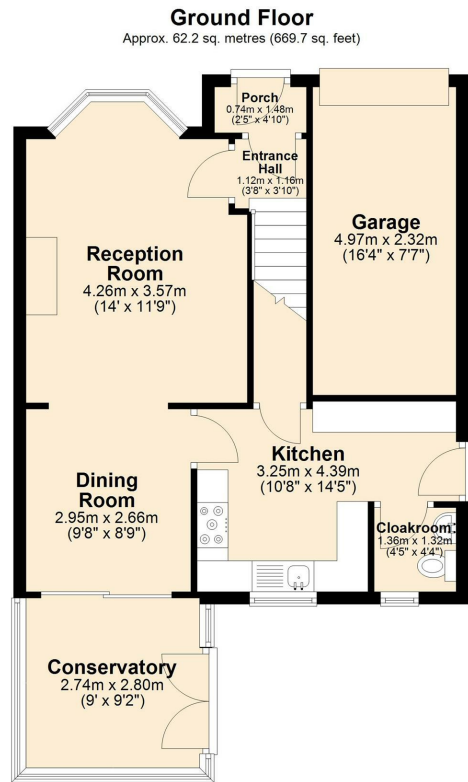
Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

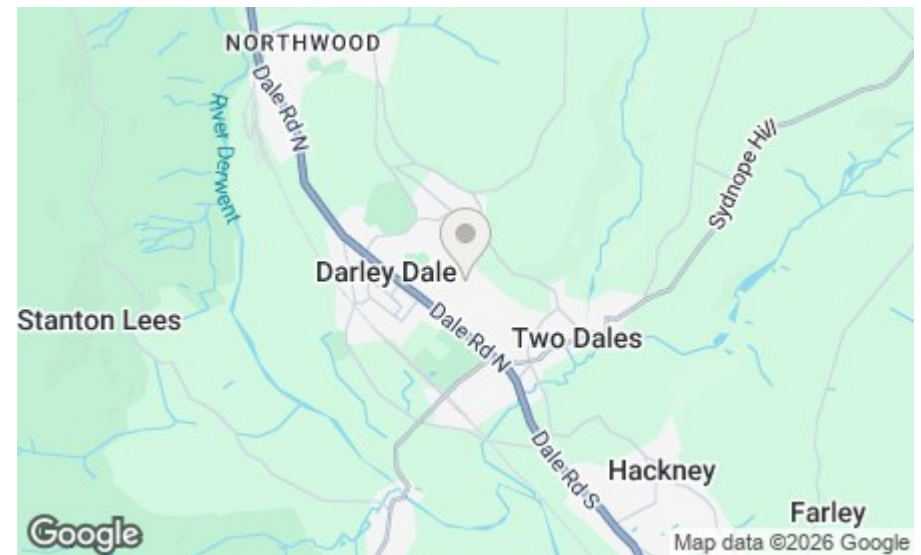
ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which







Total area: approx. 114.9 sq. metres (1236.4 sq. feet)



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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