



2 Peveril Close, Darley Dale - DE4 2TZ
£475,000



2 PEVERIL CLOSE

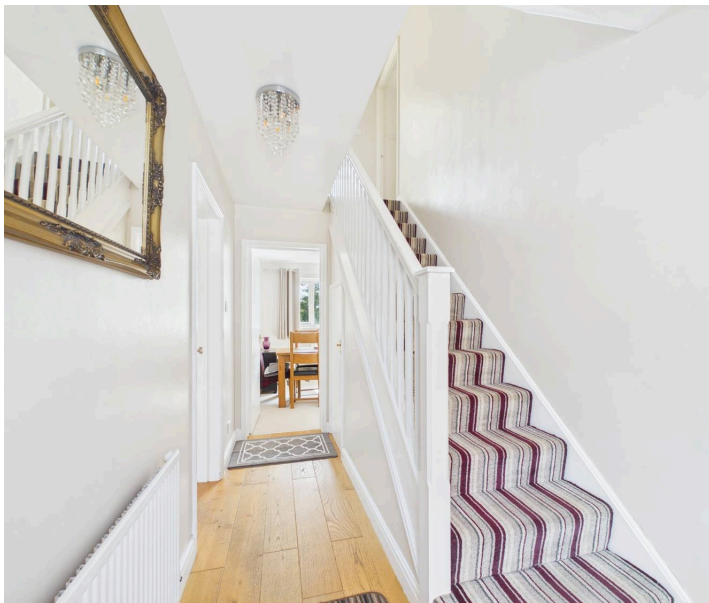
Darley Dale, Matlock

Grants of Derbyshire are delighted to offer **for sale** this spacious four-bedroom detached home, ideally located in Darley Dale, just outside Matlock town centre. Benefitting from uPVC double glazing and gas central heating throughout, the accommodation briefly comprises an entrance porch and hallway, well-equipped kitchen, dining room, generous living room, conservatory, home office and a downstairs WC to the ground floor. To the first floor there are four bedrooms, one of which benefits from an en-suite, together with an additional family bathroom. Outside, the property offers a spacious driveway providing off-road parking, along with a double garage offering further parking or useful storage. To the rear is a larger-than-average, fully enclosed lawned garden with a paved seating area ideal for outdoor dining, as well as a **useful garden shed** for additional storage. Viewing highly recommended. Virtual tour available.

Council Tax band: E

Tenure: Freehold

- Detached House
- Four Bedrooms
- Double Garage
- Large Rear Garden
- Driveway
- Electric Car Charging Unit
- Well presented throughout
- EPC has been ordered
- Virtual Tour Available





Ground Floor

The property is accessed up the driveway, which leads to the uPVC front door that opens directly into the

Entrance Porch

2' 8" x 5' 5" (0.82m x 1.66m)

This is a useful space for storing coats and shoes. A blue wooden door ahead opens directly into the

Entrance Hall

12' 2" x 6' 2" (3.70m x 1.88m)

A spacious hallway with quality wooden flooring and stairs straight ahead rising to the first-floor landing. There is an under-stairs cupboard providing excellent storage.

Kitchen

19' 2" x 7' 4" (5.84m x 2.24m)

With black tile-effect vinyl flooring and a uPVC double-glazed window to the rear aspect, this kitchen offers a range of wall, base and drawer units complemented by white tiled splashbacks. Integrated appliances include a stainless-steel sink with chrome mixer tap, Hotpoint oven and grill and a four-ring gas hob with an inbuilt extractor hood above. There is space for a fridge freezer, dishwasher, washing machine and tumble dryer. A side-aspect door leads directly outside, and a door to the left opens into the

Dining Room

9' 8" x 9' 2" (2.94m x 2.79m)

This dining room offers ample space for a dining table and chairs, with carpeted flooring and a uPVC double-glazed window to the rear aspect.

Living Room

19' 5" x 11' 9" (5.92m x 3.58m)

With quality wooden flooring and a uPVC double-glazed window to the front aspect, this is a very spacious lounge. The focal point of the room is the log burner, set within a wood-effect tiled surround. Glass sliding doors open into the



Conservatory

9' 0" x 8' 11" (2.75m x 2.73m)

A good-quality conservatory with stylish tiled flooring and French doors opening directly onto the garden.

Office

6' 7" x 9' 9" (2.01m x 2.98m)

This makes a great home office, with quality wooden flooring and a window to the front aspect.

Downstairs WC

3' 0" x 6' 1" (0.91m x 1.86m)

With an obscured-glass side-aspect window, this WC is fitted with a two-piece suite comprising a low-flush WC and a wall-hung wash hand basin with white tiled splashbacks and a chrome mixer tap.

First Floor

Stairs from the entrance hall rise to the first floor landing.

Bedroom One

15' 7" x 10' 9" (4.75m x 3.27m)

A very spacious bedroom with uPVC double-glazed windows to the front and rear aspects. There's ample space for a dressing table and a large wardrobe. A door to the rear of the room leads into the

Ensuite

6' 5" x 5' 3" (1.96m x 1.59m)

This part-tiled en-suite is fitted with a three-piece suite comprising a low-flush WC, a white pedestal wash hand basin with chrome mixer tap and an enclosed corner shower.

Bedroom Two

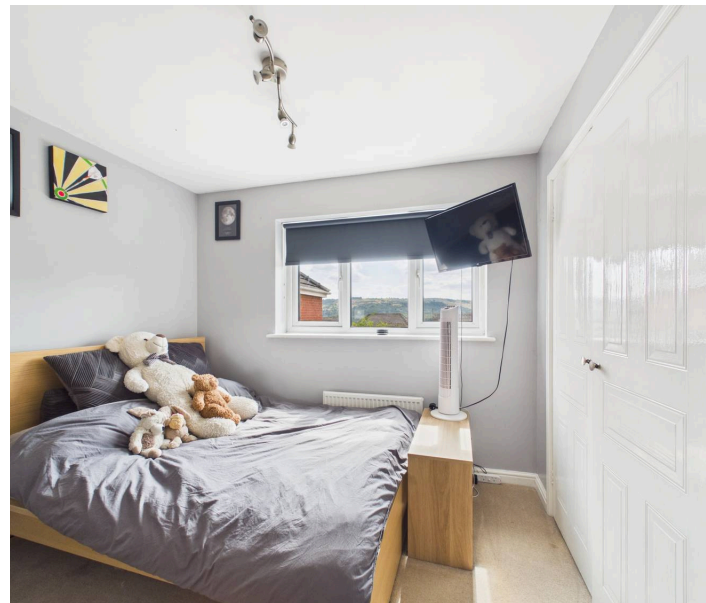
9' 5" x 9' 5" (2.86m x 2.88m)

A generous double bedroom with a uPVC double-glazed window to the rear aspect and fitted wardrobes offering excellent storage.

Bedroom Three

10' 0" x 7' 9" (3.05m x 2.35m)

Another double bedroom with carpeted flooring and a uPVC double-glazed window to the front aspect.



Bedroom Four

7' 0" x 7' 3" (2.14m x 2.21m)

This fourth bedroom would make an ideal single bedroom or additional home office, with useful built-in storage.

Bathroom

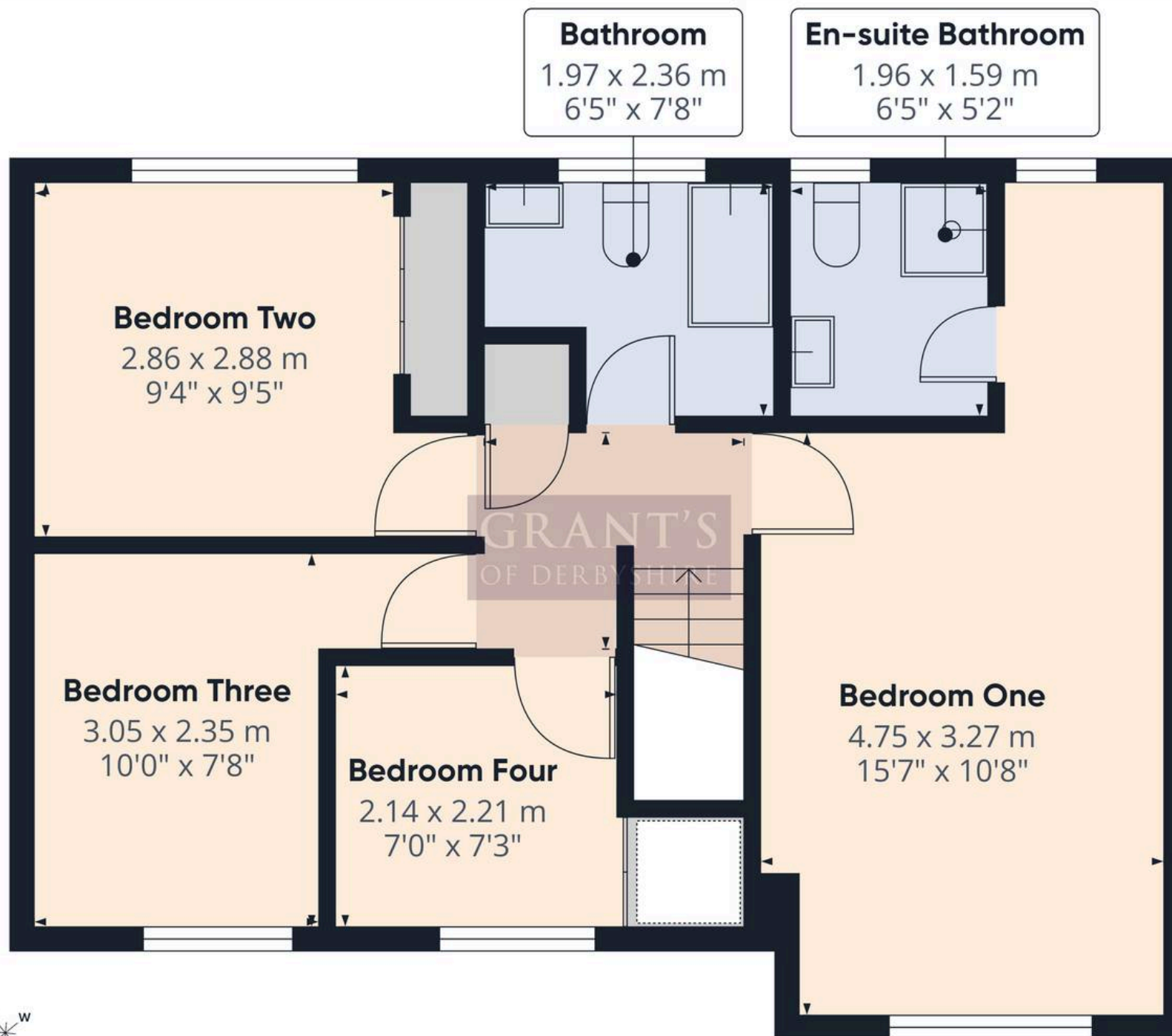
6' 6" x 7' 9" (1.97m x 2.36m)

A part-tiled family bathroom fitted with an obscured-glass window to the rear aspect and a three-piece suite comprising a low-flush WC, a white pedestal wash hand basin and a panelled bath with mains shower over.

Outside & Parking

To the front of the property is a lawned foregarden and a large driveway providing plenty of off-road parking, along with a double garage offering further parking or excellent storage. To the rear is a larger-than-average, fully enclosed garden with a paved area ideal for outdoor dining. Additionally, there is a useful storage shed.





Floor 1 Building 1

Approximate total area⁽¹⁾

51.6 m²

555 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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