



14 School Close, Darley Dale - DE4 2TQ
Offers Around £470,000



14 SCHOOL CLOSE

Darley Dale, Matlock

Enjoying a sought-after position within a highly regarded residential area, this detached property is situated at the end of a popular cul-de-sac, set away from passing traffic. The property has recently undergone a programme of cosmetic updating and now provides a well-presented and well-balanced home.

The accommodation briefly comprises an entrance hallway, guest cloakroom, spacious sitting room and open-plan kitchen/dining room. To the first floor are four bedrooms, including one with ensuite shower room, together with a family bathroom.

Externally, a driveway provides ample off-road parking and leads to the detached single garage and there are gardens to both the front and rear. The rear garden is particularly pleasant, being of a good size and offering a good degree of privacy.

Further benefits include uPVC double glazing throughout and gas central heating and the property also enjoys pleasant views towards the surrounding hillsides. Its location also provides convenient access to a wide range of local amenities, together with good road links to neighbouring towns and surrounding areas.

Viewing is highly recommended





Entrance Hallway

A part-glazed door to the front of the property opens into this welcoming entrance hallway, with panelled doors providing access to the kitchen/dining room and the guest cloakroom. Glazed panelled doors lead through to the sitting room, whilst a staircase rises to the first floor.

Guest Cloakroom

6' 4" x 2' 8" (1.94m x 0.82m)

Having a small, patterned glass window to the front aspect, this room is fitted with a dual flush WC and a wash hand basin with tiled splashback.

Sitting Room

18' 11" x 10' 10" (5.76m x 3.29m)

A well-proportioned sitting room, enjoying excellent natural light from the bay window to the front aspect, together with sliding patio doors to the rear. The patio doors provide a pleasant outlook over the rear garden and direct access to the outside space. The room features ceiling coving, inset spotlights and quality wood-effect laminate flooring. A stylish fireplace with raised hearth provides an attractive focal point and houses an electric fire.

Open Plan Kitchen Diner

21' 7" x 10' 8" (6.58m x 3.25m)

This open-plan kitchen/dining room provides a light and practical space, with quality wood-effect laminate flooring extending throughout. The dining area is positioned to the front of the room and features a window overlooking the foregarden. The kitchen is fitted with a good range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Integrated appliances include an eye-level electric oven and separate four-ring gas hob with extractor hood above. There is space and plumbing for a dishwasher, together with further space for a freestanding fridge freezer. The one-and-a-half bowl sink with swan-neck mixer tap is ideally positioned beneath the rear-facing window, enjoying a pleasant outlook over the garden. The wall-mounted Ideal gas boiler is situated to one corner, whilst a door provides access to the utility room.

Utility Room

6' 3" x 6' 0" (1.90m x 1.83m)

With plumbing for a washing machine, space for a tumble dryer and stainless steel sink unit. A part glazed door allows external access to the rear.



First Floor Landing

The staircase leads up from the entrance hallway to the landing which features an attractive arched window to the front aspect, providing a pleasant outlook and plenty of natural light. Panelled doors open to the four bedrooms and family bathroom, with a further door opening to the airing cupboard. There is also access to the attic space.

Bedroom One

10' 0" x 9' 11" (3.06m x 3.03m)

A comfortable double bedroom positioned to the rear of the property, with a window overlooking the garden and enjoying pleasant views towards the surrounding hillsides. Double doors open to a built-in wardrobe, providing ample hanging and storage space, whilst an internal door leads to the ensuite shower room.

Ensuite Shower Room

8' 4" x 3' 1" (2.55m x 0.95m)

Featuring a rear-facing patterned-glass window, the ensuite shower room is fitted with a low-flush WC, contemporary wash hand basin with mixer tap set within a vanity unit, and a shower enclosure housing a Mira electric shower.

Bedroom Two

12' 1" x 9' 1" (3.69m x 2.76m)

This second double bedroom is also positioned to the rear of the home, enjoying the same pleasant outlook as Bedroom One. The room benefits from a built-in wardrobe, with double doors providing access to the ample storage space.

Bedroom Three

11' 2" x 6' 8" (3.40m x 2.03m)

This bedroom is currently utilised as a dressing room and has two windows to the front aspect providing plenty of natural light.

Bedroom Four

8' 8" x 6' 7" (2.65m x 2.00m)

Currently utilised by the owners as a study, this versatile room would serve equally well as a fourth bedroom. It benefits from two windows to the front aspect.

Bathroom

8' 1" x 6' 0" (2.46m x 1.82m)

This part tiled bathroom is fitted with a white three piece suite to include a dual flush WC, a wash hand basin with mixer tap and cupboard beneath and a panelled bath with Mira electric shower over and glazed screen. There is a patterned glass window to the rear





FRONT GARDEN

The front of the home is complemented by a lawned garden with planted borders, situated alongside the driveway. Access is available via both sides of the property through to the rear garden.

REAR GARDEN

The rear garden is a particularly pleasant feature of the home, with a generous level lawn enclosed by mature hedging and timber fencing providing a good degree of privacy. A paved patio immediately adjoining the property creates an ideal space for outdoor dining and entertaining, with several seating areas positioned throughout the garden to make the most of the attractive setting.

Driveway

To the front and side of the property is a generous driveway providing off-road parking for at least three vehicles, with scope to extend the parking area further if required.

Garage

The detached single garage measures approximately 5.36m x 2.53m and is accessed via an up-and-over door to the front. The garage benefits from both power and lighting, with additional storage potential available within the roof space.





Floor 0 Building 1

Approximate total area⁽¹⁾

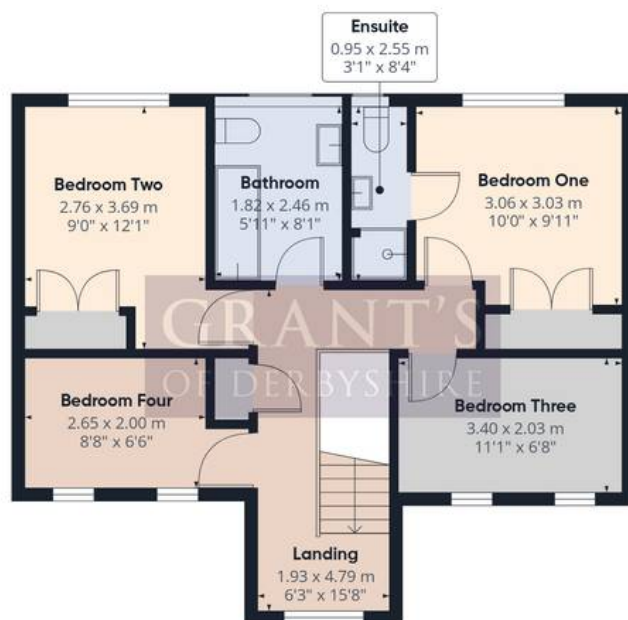
105.8 m²

1140 ft²

Reduced headroom

0.2 m²

2 ft²



Floor 1 Building 1

(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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