



7 Park View Dungereave Avenue, Darley Dale - DE4 2HZ

£259,995



7 PARK VIEW DUNGREAVE AVENUE

Darley Dale, Matlock

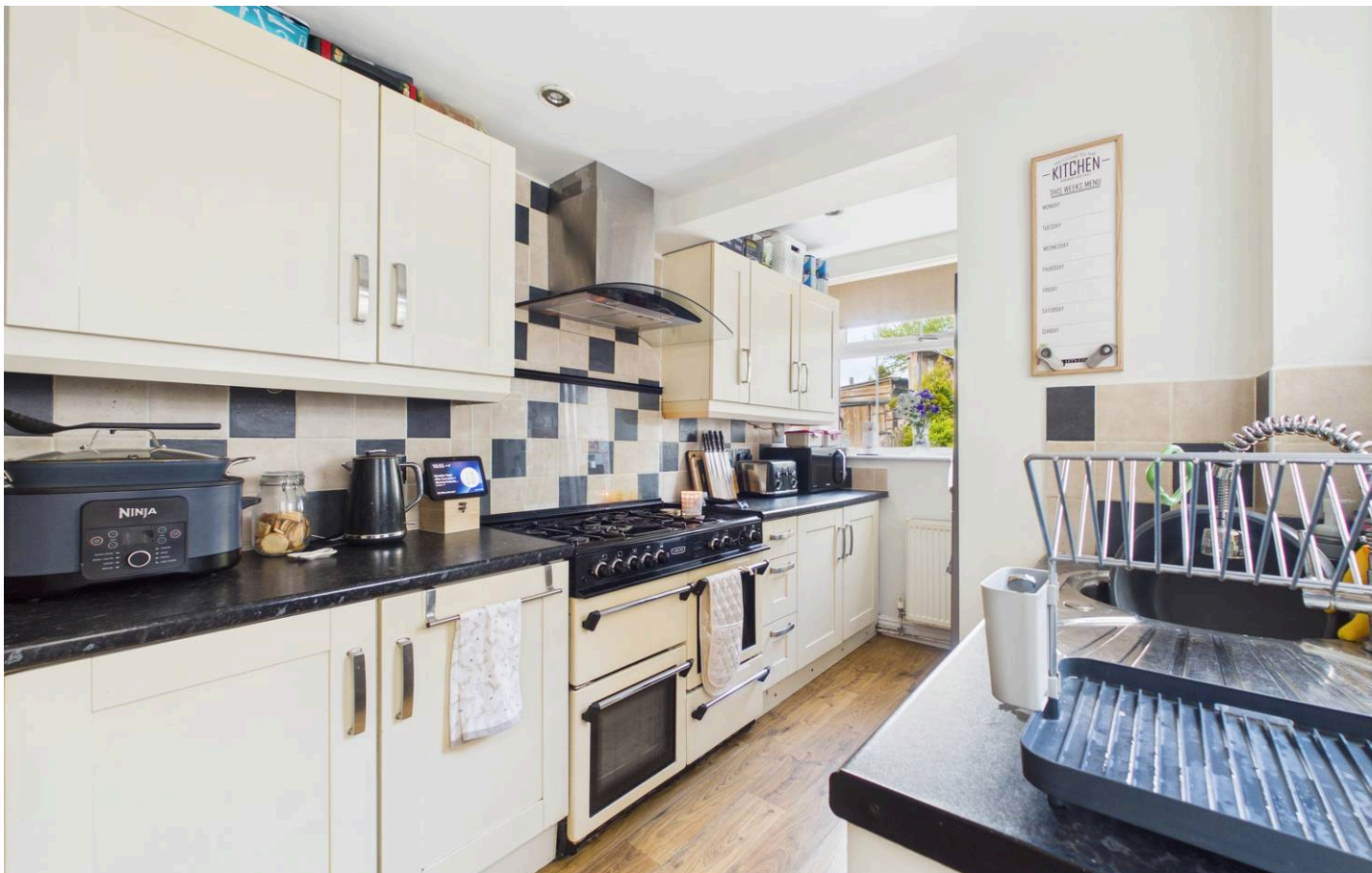
Grant's of Derbyshire are delighted to offer for sale this charming three-bedroom mid-terraced cottage, ideally positioned on the outskirts of the highly sought-after village of Darley Dale. Arranged over three floors, the accommodation includes a living room, dining room and kitchen on the ground floor. The first floor offers two bedrooms and a modern family bathroom, with a spacious double bedroom occupying the second floor. To the front of the property is a private driveway providing convenient off-road parking. The rear features a well-maintained garden with two paved patio areas ideal for outdoor dining. Additional benefits include a workshop with power and a garage offering further parking or storage. Viewing highly recommended. Virtual tour available.

Council Tax band: B

Tenure: Freehold



- Three bedroom cottage
- Garage & Driveway
- Rear garden
- Workshop
- Virtual tour available
- EPC has been ordered



Ground Floor

A paved driveway leads up to the uPVC front door and into the **Living Room**

10' 11" x 13' 5" (3.32m x 4.08m)

This generous living room features a large front-aspect window and a log burner set in a brick fireplace, creating a warm and cosy atmosphere.

Dining Room

13' 3" x 10' 3" (4.05m x 3.13m)

With laminate flooring and a rear-aspect window, this inviting dining room provides plenty of space for a table and chairs. A log burner set within a large brick surround adds character, while a wooden sliding door leads through to the pantry.

Kitchen

13' 6" x 7' 4" (4.11m x 2.24m)

The laminate flooring continues into the kitchen, which is fitted with cream wall, base and drawer units, along with windows to the rear and side aspect. Appliances include an AGA cooker, stainless steel sink and plumbing for a washing machine, while a side door provides convenient access to the garden.

First Floor

The staircase rises up to the first floor landing.

Bedroom One

10' 11" x 13' 5" (3.33m x 4.08m)

A spacious double bedroom featuring a large front-aspect window that brings in plenty of natural light.

Bedroom Three

13' 2" x 7' 6" (4.02m x 2.28m)

An ideal home office or single bedroom, featuring a rear-aspect window with views of the garden.



Bathroom

7' 10" x 7' 6" (2.40m x 2.29m)

Fitted with a modern three-piece suite comprising a rear aspect window, low-flush WC, white vanity unit with wash hand basin and a panelled bath with mains shower over.

Second Floor

Stairs from the landing rise to the second floor.

Bedroom Two

10' 11" x 9' 11" (3.34m x 3.03m)

Another double bedroom, enhanced by skylight windows that provide generous natural light.

Garden

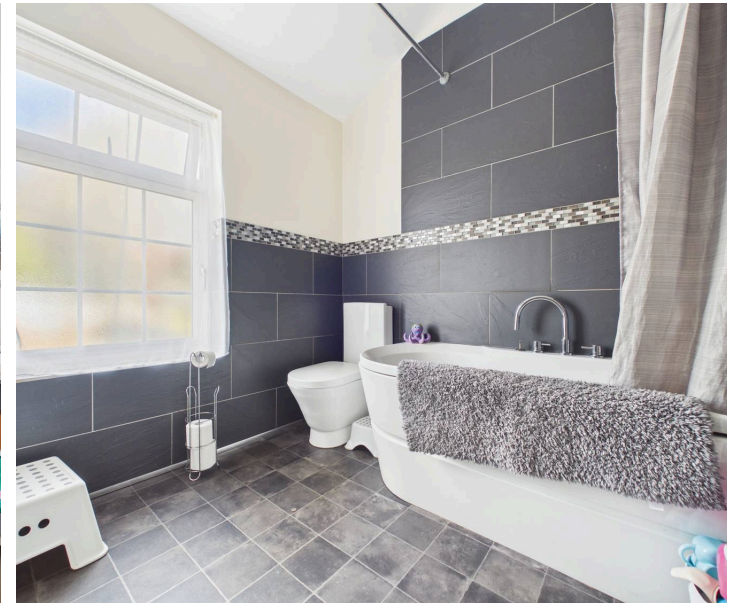
To the front of the property is a driveway for off road parking and to the rear is a well maintained garden, with two paved patio areas for outdoor dining and a lawned area with distant countryside views. The property benefits from a workshop with power and a garage for additional off-road parking or storage.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1937.02 per annum.

Directional Notes

Proceed North along the A6 passing the Sainsbury's superstore. Upon reaching the roundabout junction, bear left and head towards Bakewell Road (A6). Continue along this road passing the Whitworth Hospital and in turn continuing through Darley Dale. After leaving the village of Darley Dale, proceed on the A6 for a short while and take the second left hand turn just after 'White Peak Embroidery' onto 'Park View'. Number 7 Park View is located on the left hand side.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

83.7 m²

901 ft²

Reduced headroom

0.9 m²

10 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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