



Halcyon House Crowstones Road, Darley Dale, Matlock, DE4 2GU

Saxton Mee

# Halcyon House Crowstones Road Darley Dale

Guide Price

## £315,000

Nestled in the sought-after village of Darley Dale, this three-bedroom stone-built detached home epitomizes charm and convenience. The property features off-road parking and a delightful rear garden, perfectly complementing its attractive façade.

Situated in a prime location, residents can enjoy an excellent range of shops, local amenities, and convenient school catchment areas, along with easy access to public transport links. The home's strategic position offers the best of both worlds, proximity to the historic town of Bakewell and the thriving spa town of Matlock, as well as the scenic adjoining villages.

The house, equipped with gas central heating and double glazing, boasts ample potential for expansion, pending the relevant planning consents. Upon entering, one is welcomed by an entrance hallway complete with a WC. The sitting room features a broad bay window, creating a light-filled and inviting atmosphere. The dining kitchen, with doors opening to the rear garden, serves as a perfect hub for family gatherings and entertaining.

Upstairs, a landing leads to the master bedroom, which includes an en-suite shower room. Two additional bedrooms and a family bathroom complete the first-floor layout.

Outside, a block-paved driveway provides ample off-road parking. The rear garden, enclosed and easily managed, features a large seating terrace, offering a tranquil spot to enjoy views towards Stanton Moor. The property is offered with no upward chain.

- Sought After Village Setting
- Views Towards Stanton Moor
- Offering Potential To Enlarge
- Off Road Parking
- Within Highly Regarded School Catchment
- Excellent Village Amenities
- Access to Many Local Walks & Cycle Trails
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office





# Halcyon



**Approx. Gross Internal Floor Area 913 sq.ft / 84.79 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale

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