



11 Columbell Way, Two Dales, Matlock, DE4 2SA

Saxton Mee

# 11 Columbell Way

## Two Dales

# £225,000

A well-presented two-bedroom end-terraced property, ideally situated in the sought-after village of Two Dales, between Matlock and Bakewell. Enjoying a peaceful residential setting, the property is conveniently placed for local shops, amenities and regular bus services, as well as being within a highly regarded school catchment area. With scenic walks close at hand and the Peak District easily accessible, this is an appealing home for first-time buyers, downsizers or investors alike.

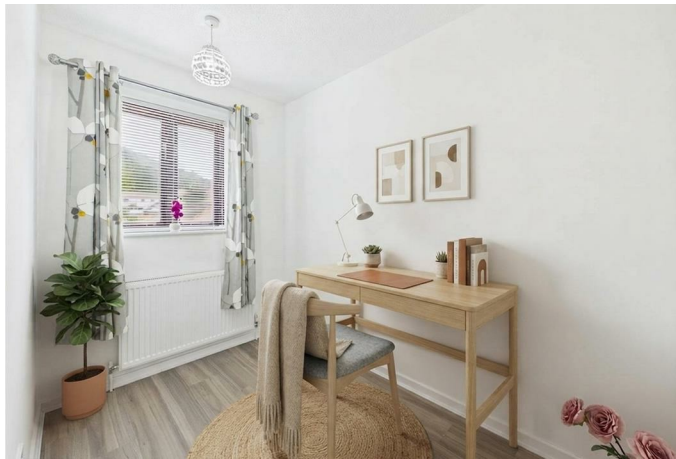
The accommodation is well laid out, comprising an entrance hallway leading to a light and airy sitting room, together with a fitted kitchen offering a range of units, appliances and a breakfast seating area. To the first floor, the landing provides access to two bedrooms, including a double, and a bathroom.

Outside, the property benefits from an enclosed rear garden, providing a private space to relax and enjoy the warmer months, together with a driveway offering off-road parking for up to two vehicles. Combining a convenient village location with a peaceful setting, this property offers an excellent opportunity to enjoy the amenities of Two Dales and Darley Dale, with the surrounding Derbyshire countryside close by.

Offered for sale with no upward chain.

- Peaceful Residential Setting
- Off Road Parking For Two Vehicles
- Local Shops & Amenities
- Ideally Located For Bakewell & Matlock
- On The Edge Of The Peak District
- Well Presented Throughout
- No Upward Chain
- EPC: D
- Viewings: Bakewell office







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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