BRICKS + MORTAR

Yew Tree Close, Darley Dale
Matlock, DE4 2QZ

Having allocated parking, a south facing garden and with a Council Tax band rating of A, this very well presented home is located on a pleasant cul-de-sac and backs onto a well-maintained play park. The home has spacious rooms throughout, including a kitchen-diner and two double bedrooms, together with a useful external store cupboard at the front.

On the ground floor, the roomy entrance hallway leads through to the kitchen-diner and living room. A stylish staircase leads up to the two double bedrooms and a bathroom on the first floor. There is an allocated parking space directly in front of the home and an easy-maintenance south facing rear garden, with a gate directly out onto Willow Way play park. This includes a safe children's play area, football pitch, cyclepath and outdoor gym. It's a wonderful, friendly neighbourhood.

Darley Dale is a popular and friendly village with several shops, pubs, the Whitworth park and centre, as well as two primary schools. Located between Bakewell and Matlock, walking, cycling and driving routes around the majestic Peak District are possible in all directions and the popular market towns of Buxton and Chesterfield are close by too. Chatsworth House and the Chatsworth Estate are within 5 miles too. It is a tremendous location in all respects.

- Modern end-terrace home with two double bedrooms
- South facing garden
- Useful external store cupboard
- Living room with patio doors to garden
- Allocated parking space
- Council Tax band A and EPC rating C
- Spacious kitchen-diner
- Pleasant cul-de-sac location
- Adjacent to grassy park with play area and outdoor gym
- Modern bathroom

£190,000

Yew Tree Close, Darley Dale, Matlock, DE4 2QZ

Front of the home

With an allocated parking space immediately in front of the home, this neat end-terrace has a useful outdoor store cupboard to the left of the front door. A path on the left leads to the rear garden and pleasant playground behind. This is a lovely well-kept cul-de-sac. Enter the home through the part-glazed uPVC front door.

Entrance Hallway

This is a spacious entrance to the home, with a high ceiling, laminate flooring, radiator, ceiling light fitting, skirting boards and dado rail. There is space on the left for coats, footwear and a sideboard. Matching white panelled doors open into the kitchen-diner and living room.

Kitchen-Diner

11'3" x 11'1" (3.43 x 3.38)

With space for a 4-6 seater dining table, the kitchen has laminate flooring, a radiator, two ceiling light fittings and window to the front. The long L-shaped worktop has an integral stainless steel sink with chrome taps. The cooker is included in the sale and has a four-ring gas hob with electric oven below and brushed chrome extractor fan above. There are a range of high and low level fitted cabinets and drawers, with space and plumbing for a washing machine. The Worcester boiler was installed in 2020 and there is room in the right-hand corner for a fridge-freezer.

Living Room

16'0" x 12'4" (4.9 x 3.76)

We adore this bright and airy room, which is flooded with natural light from the south facing double French doors to the rear garden. With laminate flooring, the room has an elegant feature wall, two ceiling light fittings, a radiator and contemporary electric wall-mounted fire. There is plenty of space for furniture. A stylish staircase with vertical wooden banister leads up to the first floor.

Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the L-shaped galleried landing. There is a ceiling light fitting, loft hatch and airing cupboard with water tank and shelving. Doors lead into the two double bedrooms and bathroom.

Bedroom One

16'2" x 9'1" (4.95 x 2.77)

This large double at the rear has a wide south facing window with great views over the well-tended park and rear garden. The room is carpeted and has a radiator, ceiling light fitting and lots of room for a bed and additional furniture.

Bedroom Two

14'6" x 8'9" (4.44 x 2.69)

A spacious double at the front of the home, this bedroom has a fitted wardrobe over the stairs and large alcove with hanging rail - this area would be perfect for installing a large fitted wardrobe. This carpeted bedroom has a radiator and ceiling light fitting.

Bathroom

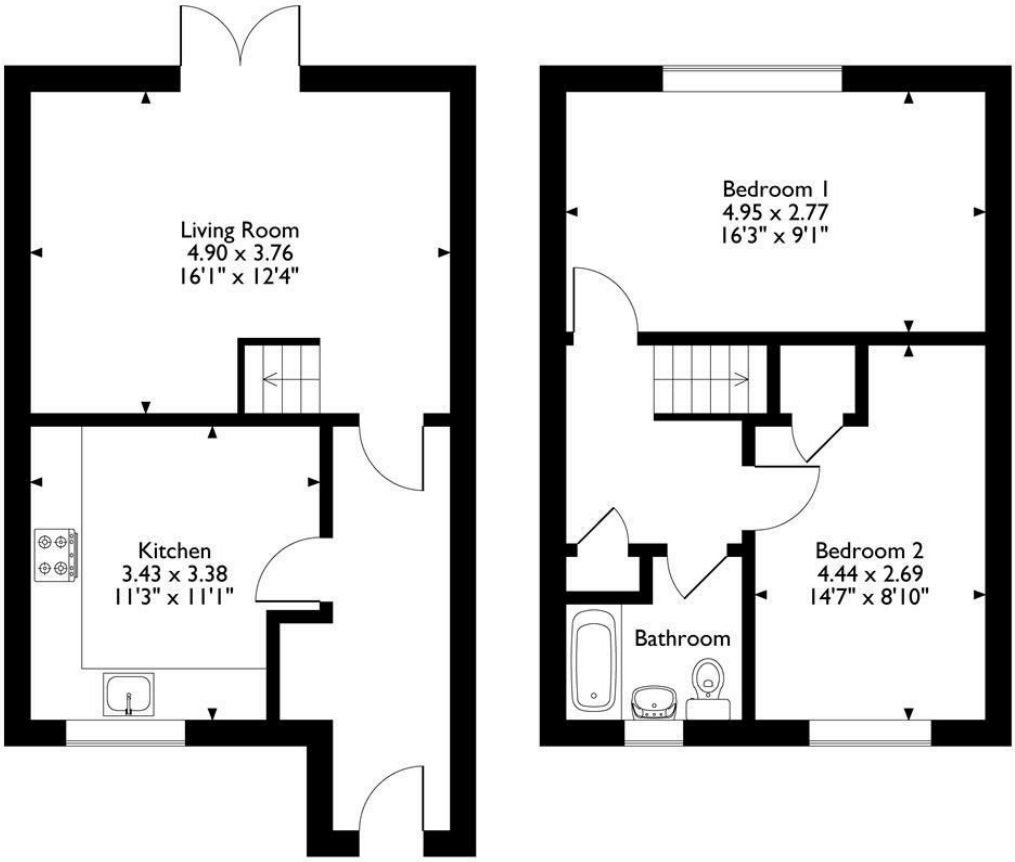
5'10" x 5'6" (1.8 x 1.7)

The spacious bathroom has a bath with heritage-style chrome mixer tap and hand-held shower attachment at the far end. There is also a mains-fed shower over the bath with pivoting glass screen and tiled surround. The room also includes a ceramic pedestal sink with chrome taps, ceramic WC, laminate flooring, radiator, frosted double glazed window, extractor fan and ceiling light fitting.

Rear Garden

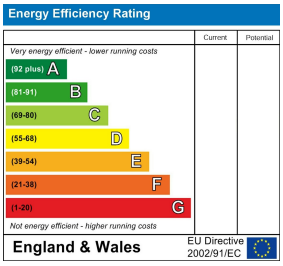
A real sun trap, the south facing garden has a dining patio and path to the timber gate at the end. There is a beautiful well-stocked and lovingly-maintained flower bed on the right. The gravel bed has a circular stone feature on the left, with a large shed at the end. The garden is bordered by a brick wall on the left and a modern timber fence on the right. It's easy to maintain, peaceful and with a pleasant outlook to the park.

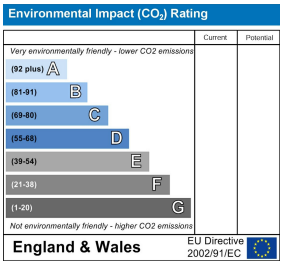
6 Yew Tree Close
Approximate Gross Internal Area
74 Sq M / 797 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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