1 Rotherwood Villa, Slayleigh Dale Road South, Darley Dale, Derbyshire,

Saxton Mee

Slayleigh Dale Road South

Darley Dale

£375,000

An attractive traditional three bedroom stone-built semi-detached residence, offering spacious and highly adaptable accommodation, pleasantly positioned within the well-regarded village of Darley Dale. Enjoying an elevated setting with attractive views across the surrounding countryside, the property is ideally located between the popular market towns of Bakewell and Matlock.

Darley Dale lies just outside the Peak District National Park and offers a range of everyday amenities including a primary school, church, public houses, village shops and a Co-operative store, with more comprehensive facilities available in Bakewell and Matlock. The surrounding countryside provides superb opportunities for walking and outdoor pursuits.

The property presents an excellent opportunity for flexible family living, multi-generational occupation or those seeking generous space for home working.

The accommodation comprises a front entrance porch opening into an entrance lobby, a fitted kitchen and three reception rooms providing versatile living space, ideal for both formal entertaining and everyday family life.

A lower ground floor hobby room with adjoining utility area and bathroom offers excellent flexibility and could readily serve as a fourth bedroom, studio or office.

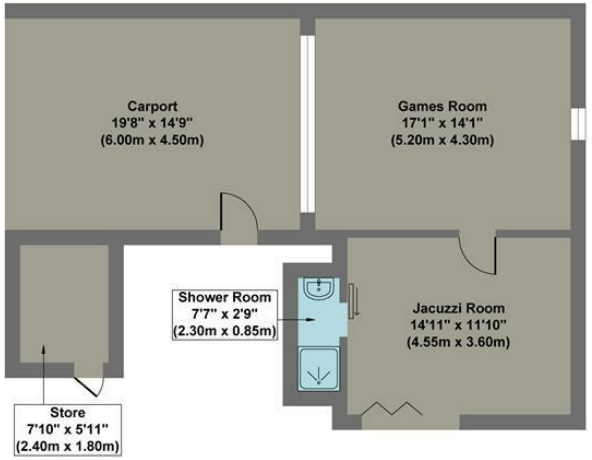
To the first floor, the landing leads to a double bedroom with en-suite facilities, a further double bedroom, a bathroom with separate shower enclosure and a third bedroom.

Externally, the property is approached via a private driveway providing off-road parking for several vehicles and leading to a car port. To the rear is an elevated sun terrace and an easily managed garden with ornamental pond. A hot tub/jacuzzi room with shower room and adjoining games room/workshop further enhances the appeal.

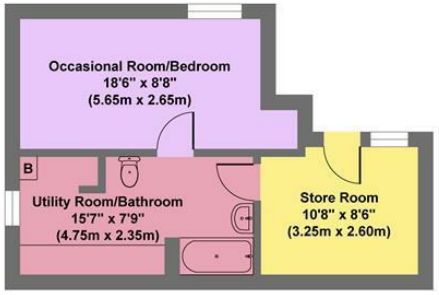
- Flexible Family Living Accommodation
- Off Road Parking For Several Vehicles & Large Car Port
- Hot Tub & Games Room
- Sun Terrace & Attractive Views
- Excellent Local Amenities & School Catchment
- Ideally Located Between Bakewell & Matlock
- Easily Managed Rear Garden
- Basement Offering Additional Accommodation
- EPC: D
- Viewings: Bakewell Office

No Door to Door
Salespeople

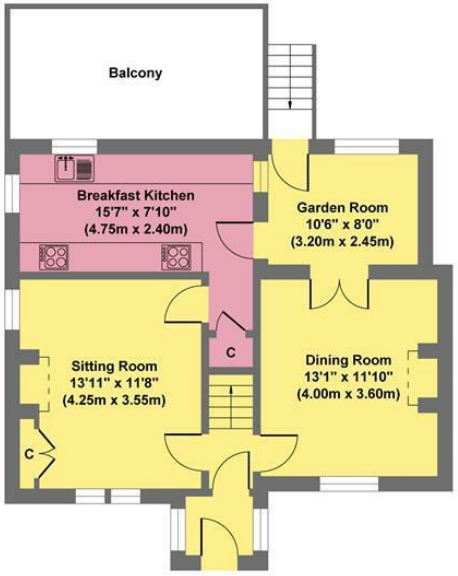
Sleighleigh



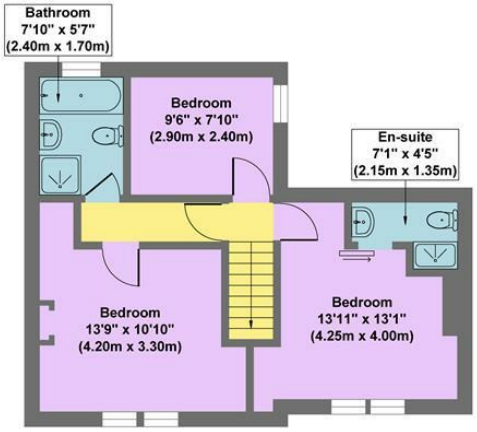
Outbuilding
Approximate Floor Area
496 sq.ft
(46.04 sq.m.)



Lower Ground Floor
Approximate Floor Area
370 sq.ft
(34.36 sq.m.)



Ground Floor
Approximate Floor Area
621 sq.ft
(57.66 sq.m.)



First Floor
Approximate Floor Area
509 sq.ft
(47.27 sq.m.)

Approx. Gross Internal Floor Area 1996 sq.ft / 185.33 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale."

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

Saxton Mee