

SCARGILL
MANN & CO

EST. 1995



19 Thorncliffe Avenue

Matlock, Darley Dale, DE4 2HU

£1,500 Per Calendar Month



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GENERAL INFORMATION

Enjoying a quiet yet convenient position, this skilfully extended well proportioned four bedroomed semi-detached residence offers up-to-date living accommodation. Being well presented through having both gas fired central heating and sealed unit double glazing. The property also has solar panels installed.

The accommodation to the ground floor briefly comprises entrance hall, guest cloakroom, feature open plan living dining room with wood burning stove, there is a well appointed kitchen with a range of quality appliances and an extended dining area with patio doors and a utility room. To the first floor the principal bedroom has a luxury en-suite with three further double bedrooms and a well appointed family bathroom with full suite and shower.

To the rear of the property is an enclosed low maintenance garden with delightful backdrop. The property is set back from the quiet lane behind a walled foregarden with adjacent driveway leading to an integral garage which has an electric power door.

LOCATION

The property is located close to a good range of local amenities including shops, schools and leisure facilities. There are good commute with the A6 which enjoys swift travel to both the north and south. The nearby market town of Bakewell is approximately five miles to the north and Matlock is four miles to the south, both of which offer a more comprehensive range of facilities.

ACCOMMODATION

ON THE GROUND FLOOR

INNER PORCH

With ceramic flooring. Sealed unit double glazed window to the side. Composite sealed unit double glazed and panelled door provides access to:

ENTRANCE HALL

With wood grain effect flooring. Two central heating radiators. Ample study space and most useful under stairs storage cupboard. Doorway leads to:

INNER LOBBY & UTILITY ROOM

Comprising of a range of fitted base wall and drawer units, roll edged work surfaces with matching upstands and inset stainless steel sink unit with draining board. Mixer tap in chrome. Integrated appliances include automatic washing machine and dryer. Wood grain effect flooring.

Central heating radiator. Sealed unit double glazed window to side. Cupboard housing the gas central heating boiler which services the central heating and hot water systems.

GUEST CLOAKROOM

With ceramic flooring. Low flush WC and pedestal wash hand basin with complementary wall tiling. Chrome centrally heated ladder style towel rail. Extractor fan. Obscure sealed unit double glazed window to the side.

FEATURE SITTING ROOM

23'11" x 12'9" (7.30 x 3.88)

With feature fireplace incorporating a wood burning stove, granite hearth and slate tiled surround. Two central heating radiators. Sealed unit double glazed windows with pleasant aspect to the front. Double bi-fold doors lead to:

OPEN PLAN KITCHEN / DINING ROOM

30'0" x 9'9" (9.14 x 2.98)

With wood grain effect flooring. Dining area has contemporary vertical centrally heating radiators and sealed unit double doors providing access to the rear garden. Feature Velux double glazed roof lights. The kitchen area comprises a range of fitted base wall and drawer units all with matching cupboard and drawer fronts, roll edged laminated granite preparation surfaces, inset one and a half basin stainless steel sink unit and draining board with mixer tap in chrome. Ceramic tiled splashbacks. Two integrated electric fan assisted double ovens and built-in six ring gas hob with stainless steel splashback plate and extractor hood with variable speed fan and lighting over. Feature under unit lighting. Further integrated appliances include a refrigerator, freezer and dishwasher. Feature inbuilt wine chiller and microwave oven. Under floor heating. Sealed unit double glazed windows to the rear and two sealed unit double glazed Velux roof lights.

ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

With central heating radiator. Doorway leads to:

BEDROOM ONE

13'7" x 11'2" (4.13 x 3.41)

With central heating radiator and upvc double glazed window to the front. Further sealed unit double glazed window with pleasant aspect to the side. Doorway leads to:

LUXURY EN-SUITE

Floor to ceiling ceramic wall tiling and ceramic flooring. Three piece suite in white comprising low flush WC, shower cubicle with electric shower and vanity unit with inset wash basin and mixer tap in chrome. Chrome centrally heated towel rail and obscure upvc double glazed window to the front. Extractor fan.

Tel: 01332 206620

BEDROOM TWO

11'6" x 11'3" (3.50 x 3.43)

With double central heating radiator. Upvc double glazed window with pleasant aspect to the front elevation.

BEDROOM THREE

12'5" x 11'6" (3.79 x 3.50)

With double central heating radiator. Upvc double glazed window with pleasant aspect to the rear.

BEDROOM FOUR

11'5" x 8'11" (3.48 x 2.73)

With double central heating radiator. Upvc double glazed window in upvc frame with pleasant aspect to the rear.

LUXURY FAMILY BATHROOM

With full modern suite in white comprising close coupled WC, vanity unit with inset ceramic wash hand basin with mixer tap in chrome, panelled shower bath with chrome mixer tap and electric shower over with fitted shower screen. Complementary ceramic wall and floor tiling. Extractor fan. Chrome centrally heated ladder style towel rail and obscure upvc double glazed window to the rear.

OUTSIDE

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To the rear of the property is a low maintenance enclosed garden with patio directly outside the kitchen / dining area. The property is set back from the quiet road behind a stone walled foregarden and adjacent driveway providing off street car standing and access to the single integral garage which has power and lighting with electric power door.

SPECIFIC REQUIREMENTS

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The property is to be let furnished or Unfurnished by negotiation. Available from 8th June 2026.

PROPERTY RESERVATION FEES

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One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

DEPOSIT

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5 weeks Rent.

DIRECTIONAL NOTE

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The approach from our Matlock Office is to proceed north along the A6 passing the Sainsbury's superstore and upon reaching the roundabout junction bear left Bakewell Road (A6). Continue along this road passing the Whitworth Hospital and in turn continuing through Darley Dale passing the row of shops, and just before leaving Darley Dale take the turning right into Northwood Lane. Continue up Northwood Lane, following the road round the corner and bear right onto Thorncliffe Avenue where the property will be located by our "To Let" board.

VIEWING

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Strictly by appointment through Scargill Mann & Co - 01332 206620

ADDITIONAL INFORMATION

Council Tax Band - C - Derbyshire Dales

Property construction: Brick & Tile

Parking: On Street Parking

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central Heating

Broadband type: BT Openreach, Virgin Media. Please check Ofcom website.



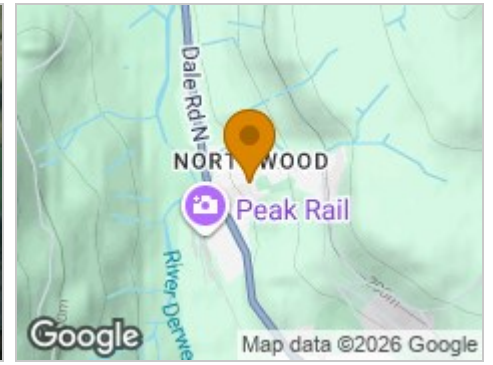
Road Map



Hybrid Map



Terrain Map



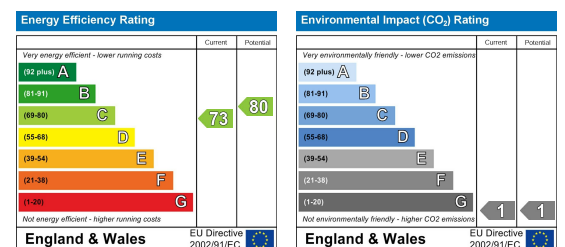
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.