



4 Derwent View, Darley Dale, Matlock, DE4 2LB
£850 pcm



- Traditional end of row property
- Two bedrooms
- Family bathroom
- Sitting room

- Separate dining room
- Fitted kitchen
- Gardens to front & rear
- Located within easy reach of local amenities

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4 Derwent View, Darley Dale, Matlock, DE4 2LB

A well-presented, traditional, end of row property, ideally located within easy reach of excellent local amenities in Darley Dale. The accommodation offers, two bedrooms, family bathroom, sitting room, dining room and fitted kitchen. There are gardens to front and rear and a rear yard without buildings.

Entering the property via a half glazed composite entrance door, with an overdoor light bearing the number of the property. The door opens to...

RECEPTION HALLWAY 15'9 x 3'5 (4.8m x 1.06m)

Having ceramic tiles to the floor, central heating radiator and a staircase leading to the first-floor accommodation. Panelled doors open to...

SITTING ROOM 11'11 x 11'2 (3.63m x 3.4m)

Having a front aspect UPVC double glazed window, central heating radiator with thermostatic valve, feature fire opening with a raised hearth and timber mantle and a television aerial point.

DINING ROOM 12' x 11'1 (3.66m x 3.35m)

Having a rear aspect UPVC double glazed window, overlooking the yard and garden beyond, the room has ceramic tiles to the floor following through from the reception hallway. To either side of the chimney breast there are two arched display niches. The room has a central heating radiator with thermostatic valve and a door opening to a useful under stairs storage cupboard with hanging space and shelving. A further door opens to...

KITCHEN 10' x 7'9 (3.05m x 2.36m)

With a side aspect double glazed window and a half-glazed entrance door opening onto the yard to the rear of the property. The room has ceramic tiles to the floor following through from the dining room. A good range of kitchen units in a light wood effect finish with cupboards and drawers set beneath a granite effect work surface with a tile splashback. There are wall mounted storage cupboards and a glass fronted display cabinet. Set within the work surface is a stainless sink with mixer tap, beneath the work surface is space and connection for an automatic washing machine. Fitted within the kitchen is a canon gas cooker with a four-burner hob, oven and grill, and there is space for a fridge freezer. The room has a central heating radiator with thermostatic valve and extractor fan.

FIRST FLOOR LANDING 11'11 x 5'2 (3.63m x 1.57m)

From the hallway the staircase rises to first floor landing. Having a central heating radiator with thermostatic valve and doors opening to...

BEDROOM ONE 15' x 12'11 (4.57m x 3.94m)

With a front aspect UPVC double glazed window with views over the surrounding properties and wooded hills and open countryside of the Derwent Valley. The room has a feature exposed brick wall and a pair of built in corner wardrobes providing hanging space and storage shelving. There is a central heating radiator with thermostatic valve.

BEDROOM TWO 11'11 x 9'9 (3.63m x 2.97m)

Having a rear aspect window overlooking the yard and garden. The room has a central heating radiator with thermostatic valve.

FAMILY BATHROOM 10' x 7'11 (3.05m x 2.41m)

Having double glazed window with obscured glass. The room is partially tiled, and has a suite with panelled bath with Victorian styled mixer taps and handheld shower spray, pedestal wash hand basin and close coupled W/C. the room has an airing cupboard having slated linen storage shelving, housing the gas fired boiler which provides hot water and central heating to the property. The room has a central heating radiator with thermostatic valve and a shaver point.

OUTSIDE

To the front of the property is a forecourt garden with a seating area and borders ideal for flowering plants. To the rear of the property is an enclosed yard. From the yard doors open to an outside lavatory and outside storage space. To the opposite side of the service lane is an area of garden laid to lawn.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For Mobile Phone coverage please go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

DIRECTIONS

Leaving Matlock along the A6 towards Bakewell, after passing the Grouse public House take the second left turn into Church Street where the property can be found on the left-hand side.

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

