

17 Hardy Close, Darley Dale - DE4 2QR

Offers Around £465,000







17 Hardy Close

Darley Dale, Matlock

Grants of Derbyshire are delighted to present for sale this substantial and beautifully appointed family home, occupying a favourable plot within a fully completed new build setting in Darley Dale. The property is situated on the edge of the stunning Peak District National Park, with the historic market town of Bakewell, Chatsworth House and Estate, and the thriving spa town of Matlock all within easy reach.

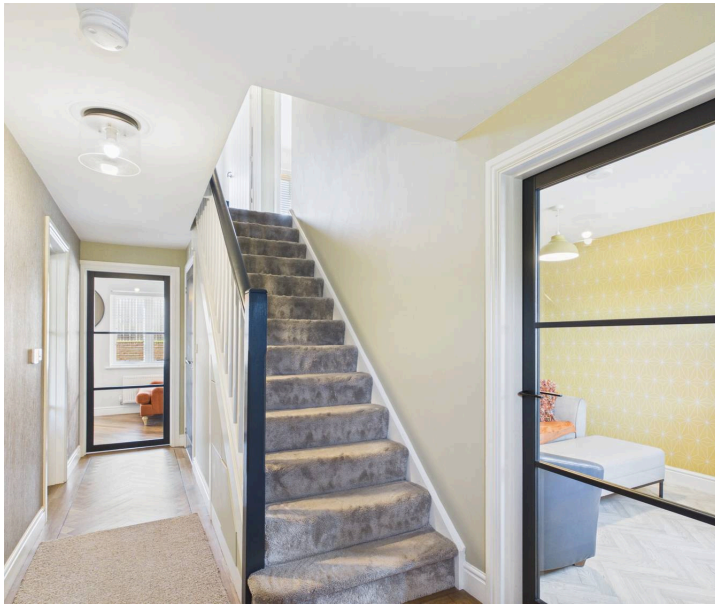
Ideally suited to family life, the property provides well-proportioned and versatile living accommodation in a desirable setting. The home is also conveniently positioned within highly regarded school catchment areas, while local amenities including a doctors' surgery, shops, cafés and leisure facilities are all easily accessible.

The accommodation briefly comprises an entrance hallway, guest cloakroom, snug, spacious sitting room, open-plan kitchen/dining room and utility room. To the first floor are five double bedrooms, including one with ensuite shower room, together with a family bathroom.

Externally, a driveway provides ample off-road parking and leads to the detached single garage. The rear garden is particularly pleasant, being of a good size and fully enclosed.

Further benefits include uPVC double glazing throughout and gas central heating. Its location also provides convenient access to a wide range of local amenities, together with good road links to neighbouring towns and surrounding areas.







Entrance Hall
17' 9" x 6' 8" (5.41m x 2.03m)
A partially glazed composite door to the front of the property opens into this welcoming entrance hallway, with oak herringbone parquet wood flooring and stylish black industrial-style glazed internal doors providing access to the snug, lounge, WC, kitchen/dining room and the utility room. A door to the left leads through to the snug, whilst a staircase rises to the first floor.

Snug
10' 0" x 8' 4" (3.04m x 2.55m)
A delightfully cosy snug, featuring elegant oak herringbone parquet flooring and a uPVC double-glazed window overlooking the front aspect, allowing an abundance of natural light to fill the room. This versatile space provides the perfect setting in which to relax and unwind, while offering a variety of potential uses, whether as a games room, reading room or home study.

Downstairs WC
5' 10" x 2' 11" (1.79m x 0.88m)
A useful downstairs WC, fitted with a dual-flush WC and wash hand basin with tiled splashback.

Lounge
16' 1" x 10' 7" (4.89m x 3.22m)
A well-proportioned sitting room, enjoying excellent natural light from the uPVC window to the front aspect.

Kitchen / Diner
8' 5" x 26' 8" (2.56m x 8.13m)
This open plan kitchen/dining room offers a bright and practical space, arranged to combine functionality with an area for entertaining. The dining area features attractive oak-effect wood flooring and is positioned to the left of the room, with French doors opening onto the rear garden and creating a lovely setting for relaxed dining. The kitchen area benefits from neutral-toned tiled flooring and is fitted with a good range of wall and base units, complemented by quartz-effect work surfaces and tiled splashbacks. Integrated appliances include an electric oven, separate four-ring induction hob, dishwasher and fridge/freezer.

A one-and-a-half bowl inset composite sink is positioned beneath the rear-facing uPVC window, paired with a contemporary twin-lever monobloc mixer tap and enjoying a pleasant outlook over the garden. A white wooden door provides access to the adjoining utility room.

Utility Room

5' 4" x 8' 3" (1.63m x 2.52m)

The stylish and contemporary kitchen cabinetry continues through into the utility room, complemented by a crisp white worktop and providing excellent practical storage. There is plumbing and space for a washing machine, together with additional space for a tumble dryer. The room is a particularly useful addition to the home, with the current owner making excellent use of the space for coat storage and everyday household essentials. A part-glazed composite door provides convenient external access to the side driveway.

First Floor Landing

3' 5" x 15' 3" (1.05m x 4.65m)

The staircase leads up from the entrance hallway to the well proportioned landing. Panelled doors open to the five bedrooms and family bathroom, with a further door opening to a storage cupboard. There is also access to the attic space from this area.

Bedroom One

9' 7" x 11' 0" (2.93m x 3.36m)

A beautifully presented principle bedroom, positioned to the front of the property and enjoying a pleasant outlook over the adjacent field and mature trees. Triple doors open to a built-in wardrobe, providing ample hanging and storage space, while an internal door leads through to the en-suite shower room.

En-Suite

5' 11" x 6' 6" (1.80m x 1.97m)

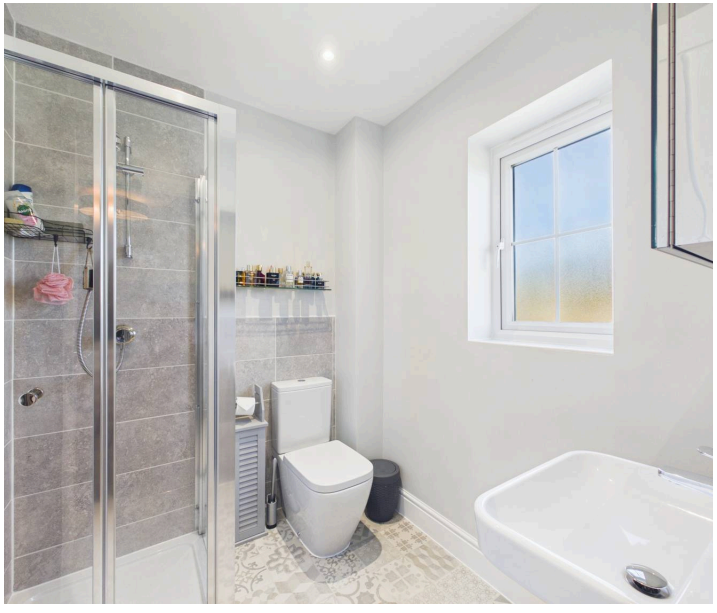
A part tiled en-suite shower room fitted with a contemporary three-piece suite comprising a low-flush WC, white pedestal wash hand basin, fully enclosed shower and contemporary wall-mounted heated ladder towel rail. An obscured front-aspect uPVC window provides privacy and natural light, while elegant Moroccan style patterned floor tiles add a stylish finishing touch.

Bedroom Two

13' 11" x 8' 7" (4.23m x 2.61m)

This second generously sized double bedroom is also positioned to the front of the home, enjoying the same pleasant outlook as Bedroom One.







Bedroom Three
8' 8" x 10' 0" (2.65m x 3.05m)
Another well proportioned double bedroom, featuring a uPVC double glazed window providing a pleasant outlook over the garden.

Bedroom Four
8' 8" x 8' 10" (2.64m x 2.70m)
A fourth double bedroom, featuring a uPVC double glazed window to the front aspect. Triple doors open to a built-in wardrobe, providing ample hanging and storage space.

Bedroom Five
8' 8" x 7' 2" (2.65m x 2.19m)
Whilst this is the smallest of the bedrooms, it remains a versatile space capable of accommodating a double bed. A uPVC double-glazed window with a rear aspect fills the room with natural light and provides a pleasant outlook over the rear garden.

Bathroom
8' 0" x 5' 7" (2.43m x 1.70m)
This modern family bathroom is partially tiled and fitted with a three-piece suite comprising a low flush WC, white pedestal wash hand basin and bath with mains fed shower over and glass shower screen. The room is further complemented by a contemporary anthracite grey ladder style heated towel rail and a side aspect obscured uPVC double glazed window, providing privacy and natural light.

Garage
20' 5" x 11' 2" (6.22m x 3.41m)
The detached single garage measures approximately 6.22m x 3.41m and is accessed via an up-and-over door to the front. The garage benefits from both power and lighting.

Driveway

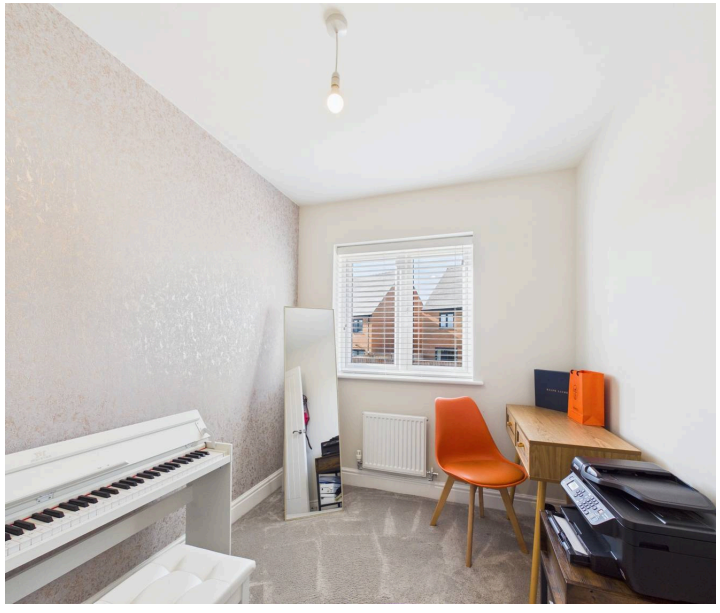
2 Parking Spaces

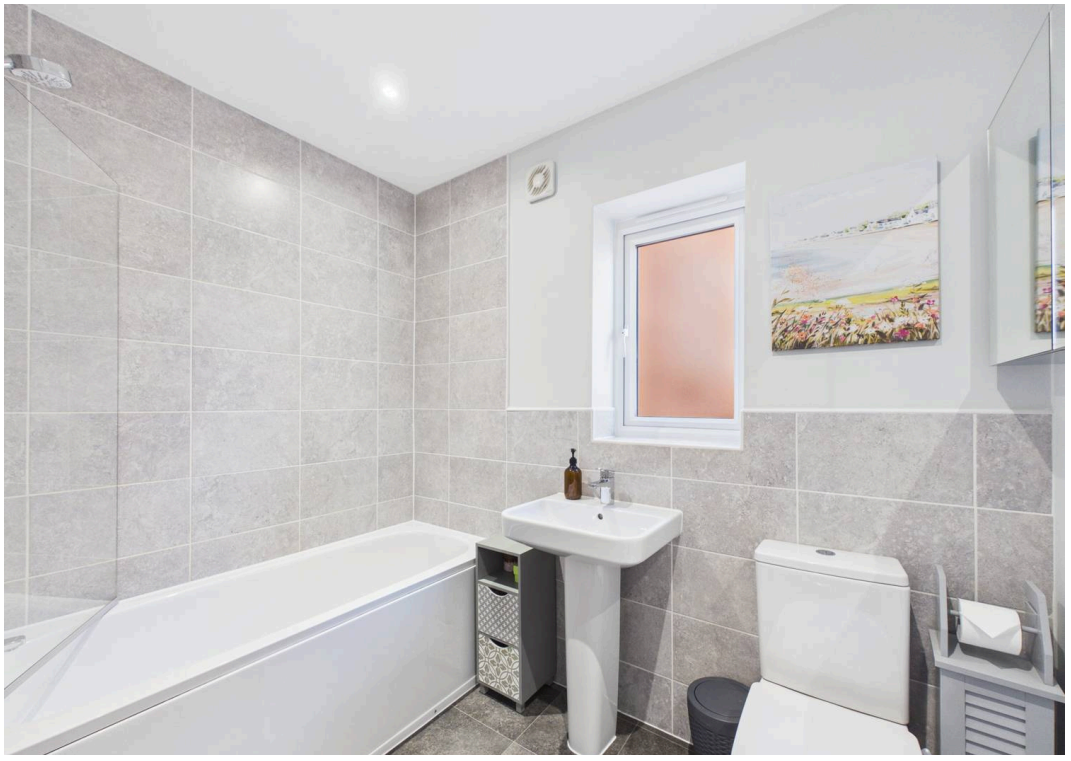
Garden

The rear garden is a particularly pleasant feature of the home, with a generous lawn enclosed by timber fencing providing a good degree of privacy. Timber decking immediately adjoining the property creates an ideal space for outdoor dining and entertaining.









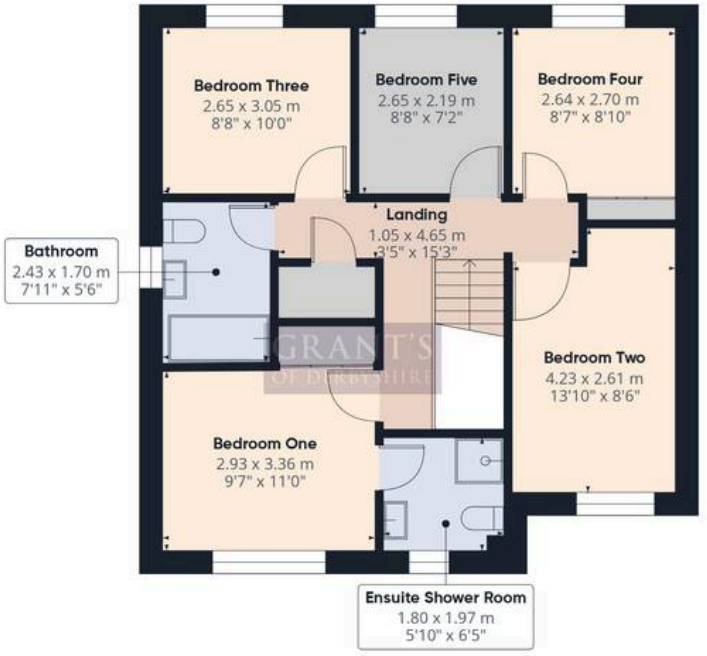








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

GRANT'S OF DERBYSHIRE

Approximate total area(1)

141.7 m²

1524 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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