



4 Main Road, Darley Bridge, Matlock, DE4 2JY
£850 pcm



- Delightful cottage-style property
- 2 Bedrooms
- En-Suite shower room
- Ground floor bathroom
- Sitting room
- Spacious dining kitchen
- Enclosed courtyard
- Large riverside decking area

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4 Main Road, Darley Bridge, Matlock, DE4 2JY

A delightful cottage-style property, situated within easy reach of excellent local amenities at Darley Dale, convenient for the towns of Matlock and Bakewell. This well presented property offers two bedrooms, en suite shower room, ground floor family bathroom, sitting room and spacious dining kitchen. There is an enclosed rear yard.

Darley Bridge is an attractive village set in the beautiful the Derwent Valley, surrounded by open countryside with many fine walks. There are excellent local amenities at nearby Darley Dale and the towns of Matlock (3 miles) and Bakewell (6.5 miles) are just a few minutes away. The village is within easy commuting distance of the cities of Sheffield, Nottingham and Derby.

Entering the property via a half-glazed panelled entrance door, which opens to:

SITTING ROOM 12'8" X 10'3" (3.86m x 3.12m)

Having front aspect double glazed windows, polished exposed pine floorboards and a feature opening with a dressed stone surround and raised hearth housing a living flame gas stove. To the side of the chimneybreast are built-in open display shelves. The room has a central heating radiator and television aerial point with satellite facility. A panelled door opens to:

INNER LOBBY

Where further doors open to:

DINING KITCHEN 16'4" X 7'2" & 11'10" X 8'0" (4.98m x 2.18m & 3.60m x 2.44m)

A spacious L-shaped room with a large Velux rooflight window and glazed french-style doors opening onto the enclosed courtyard garden. A half-glazed entrance door opens onto the side of the property. The room has ceramic tiles to the floor, central heating radiator with thermostatic valve and a range of kitchen units in a lightwood finish with cupboards and drawers set beneath a worksurface with a tiled splashback. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half bowl sink with mixer tap and a four-burner gas hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface there is space for an under-worksurface fridge. There is ample space within the room for a family dining table. Sited within the room is the Baxi gas-fired boiler, which provides hot water and central heating to the property.

From the inner lobby, a pair of doors open to a deep utility cupboard with space and connection for an automatic washing machine, hanging space

and linen shelving.

GROUND FLOOR BATHROOM 5'10" X 5'3" (1.78m x 1.60m)

Being partially tiled and having a side aspect window with obscured glass, suite with panelled bath with mixer taps and handheld shower spray, pedestal wash hand basin and close coupled WC. There is a chrome-finished ladder-style towel radiator.

From the sitting room, a batten door with thumb latch opens to a staircase, which rises to:

FIRST FLOOR LANDING 6'7" X 4'10" (2.00m x 1.47m)

Having batten doors opening to:

BEDROOM ONE 11'8" X 10'5" (3.56m x 3.17m) maximum measurements

With aspect double glazed windows, polished exposed pine floorboards, built-in mirror-fronted wardrobes and a central heating radiator with thermostatic valve. A door opens to:

EN SUITE SHOWER ROOM 6'10" X 2'6" (2.08m x 0.76m)

With a tiled shower cubicle with mixer shower, pedestal wash hand basin and close coupled WC. There is a central heating radiator and an extractor fan.

BEDROOM TWO 7'2" X 6'8" (2.18m x 2.03m)

Having a side aspect double glazed window and a central heating radiator.

OUTSIDE

To the rear of the property is an enclosed flagged courtyard garden, beyond which is a large area of decking leading to the river.

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>

COUNCIL TAX BAND (Correct at time of publication) 'A'

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.

