



Sally Botham
ESTATES

42 PARK AVENUE
Darley Dale, DE4 2FX
£445,000

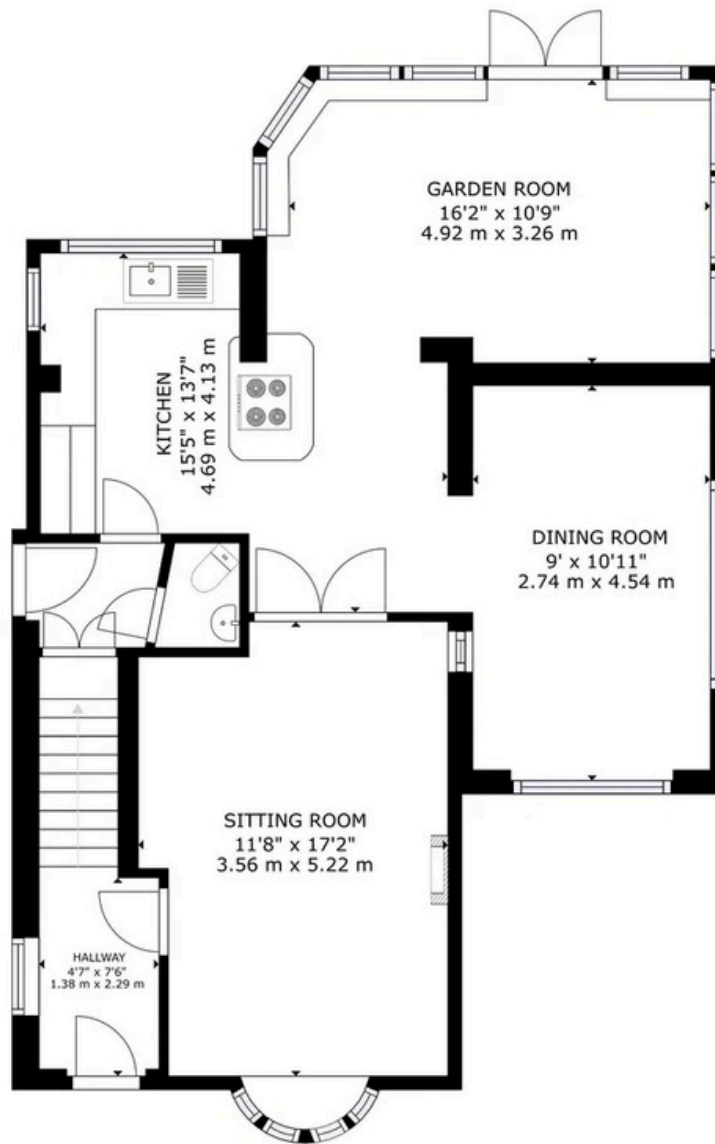




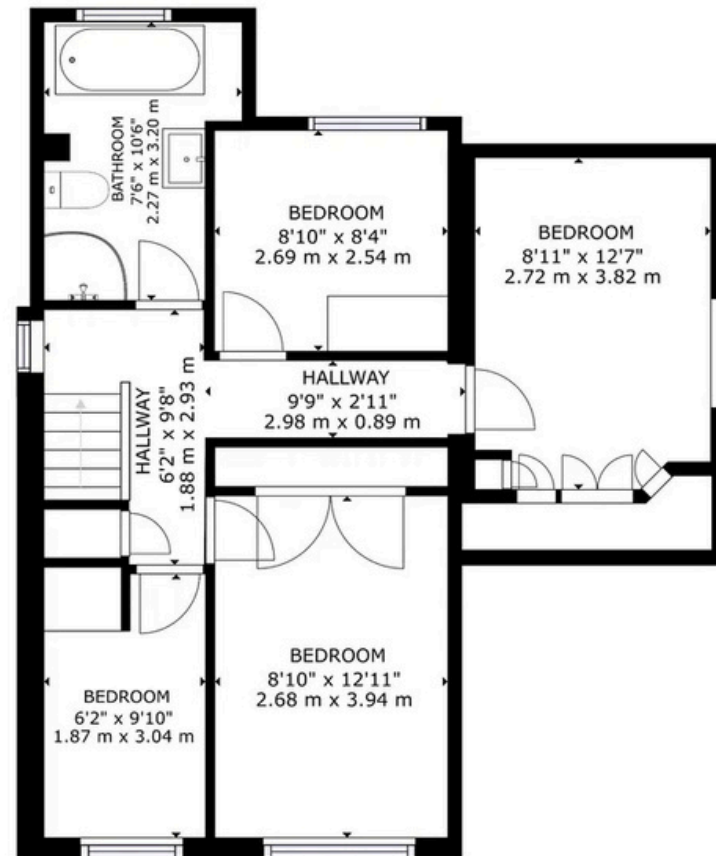








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 799 sq ft, 74.27 m², FLOOR 2: 577 sq ft, 53.57 m²
 TOTAL: 1376 sq ft, 127.84 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

A delightfully spacious and superbly presented property which has been extended to create a generous family home, occupying the corner plot on a quiet cul-de-sac of similar high-quality properties. The accommodation offers: four bedrooms, family bathroom, spacious sitting room, dining room, fitted kitchen, and garden room. There are gardens surrounding the property, a driveway providing ample off-road parking, and a detached utility room and workshop.

Darley Dale is located between Matlock and Bakewell on the edge of the Peak District National Park. There are excellent local shops including mini supermarket, fish bar, chemist etc., along with highly regarded primary schools. Ideally situated for the delightful open countryside, fine views, and pleasant walks, and within commuting distance of Sheffield, Nottingham, and Derby. There is a branch line railway station at nearby Matlock with a regular service to Nottingham and Derby.

Entering the property via a panelled composite entrance door, which is protected by an open storm portico – the door opens to:

RECEPTION HALLWAY

Having a side-aspect arch-topped double-glazed and leaded window, laminate flooring, central heating radiator with thermostatic valve, and staircase rising to the upper floor accommodation. A glazed oak door leads to:

SITTING ROOM

With front-aspect UPVC double-glazed bow windows with views over the surrounding properties to the wooded hills that surround the area. The room has limed oak-effect laminate flooring, following through from the reception hallway. There is a wall-mounted flame-effect electric fire with an oak mantle shelf over. The room has a central heating radiator with thermostatic valve, television aerial point with a satellite facility, and a pair of glazed contemporary oak doors leading to:

KITCHEN

With dual-aspect UPVC double-glazed windows, the rear window overlooking the enclosed garden. The kitchen is fitted with a good range of contemporary units in a high-gloss finish, with cupboards and drawers beneath a timber-effect worksurface with a matching upstand. The worksurface returns to form a peninsular island with a pop up electrical socket. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap, and a four-ring induction hob, over which is an extractor canopy. Fitted within the kitchen is an eye-level double oven and grill with warmer draw beneath, fitted microwave, and integral fridge-freezer. Concealed within one of the cupboards is the combination gas-fired boiler, which provides hot water and central heating to the property. The kitchen is illuminated by downlight spotlights, and there

is a contemporary vertical central heating radiator. A glazed contemporary oak door opens to:

REAR ENTRANCE LOBBY

Where a half-glazed stable-style door opens onto the side of the property. A further oak door opens to:

GROUND FLOOR WC

Being fully tiled and having a suite with pedestal wash hand basin with mixer tap, and a corner dual-flush WC. The room has an extractor fan. A pair of doors open to a useful deep under-stairs storage cupboard with hanging space.

From the kitchen, a broad opening leads to:

GARDEN ROOM

A delightfully light and spacious room, enjoying the southerly aspect with double-glazed windows set upon a dwarf wall overlooking the enclosed rear garden. There are further Velux-style rooflights, flooding the room with natural light. The room has central heating radiators with thermostatic valves, and there is a television aerial point. A pair of UPVC double-glazed doors open onto the gardens.

DINING ROOM

With UPVC double-glazed doors opening onto the front of the property, and a side-aspect double-glazed window. There is a borrowed-light window to the sitting room, and a central heating radiator with thermostatic valve.

From the reception hallway, a staircase rises to:

FIRST FLOOR LANDING

Having a side-aspect double-glazed window, loft access hatch, and panelled doors opening to:

BEDROOM ONE

Having front-aspect UPVC double-glazed windows enjoying superb far-reaching views over the wooded hills of the Derwent Valley towards Stanton Moor. The room has a central heating radiator with thermostatic valve, and built-in wardrobes providing hanging space and shelving.

BEDROOM TWO

With side-aspect UPVC double-glazed windows with views towards Whitworth Park. The room has a good range of built-in wardrobes with hanging rails and shelving.

There is a central heating radiator with thermostatic valve.

BEDROOM THREE

Having double-glazed windows overlooking the front of the property. The room has open-display shelves and a wardrobe with hanging rail.

BEDROOM FOUR

Currently used as a dressing room, the room has a rear-aspect UPVC double-glazed windows with fitted louvered shutters. The room has laminate flooring, central heating radiator with thermostatic valve, and built-in wardrobes with hanging rails, shelving, and drawers.

From the landing, a door opens to a useful deep over-stairs airing cupboard with slatted linen storage shelving and a radiator.

FAMILY BATHROOM

A spacious family bathroom with rear-aspect double-glazed windows with obscured glass. There is panelling to dado height, and suite with: standalone bath with mixer taps and handheld shower spray; quadrant shower cubicle with Mira Sport electric shower; contemporary wash hand basin with storage cupboards beneath and illuminated mirror over; and a dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, and an extractor fan.

OUTSIDE

To the front of the property is a gravelled off-road parking space for three vehicles. A pair of vehicular access gates open to a driveway leading down the side of the property, providing further parking.

To the opposite side of the property is an area of lawn and a flagged seating area, over which is a pergola, where the doors open from the dining room.

To the rear of the property is an enclosed area of garden with an artificial lawn, creating a safe playing space for children and pets etc. There is a raised bed, ideal for growing vegetables or herbs. A UPVC double-glazed door opens to:

UTILITY ROOM

With a front-aspect UPVC double-glazed window, ceramic tiled floor, and a worksurface with inset stainless sink with mixer tap, beneath which is space and

connection for an automatic washing machine and further white goods. A glazed oak door leads to:

WORKSHOP

Having side-aspect double-glazed windows, fitted work bench, and a good range of storage cupboards.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The property has outside lighting on PIR sensors, and outside water and power supplies.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

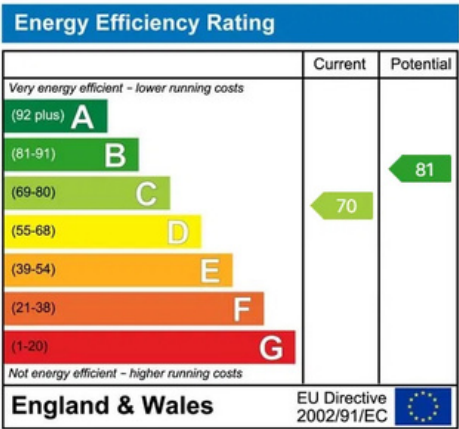
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) ‘D’

DIRECTIONS

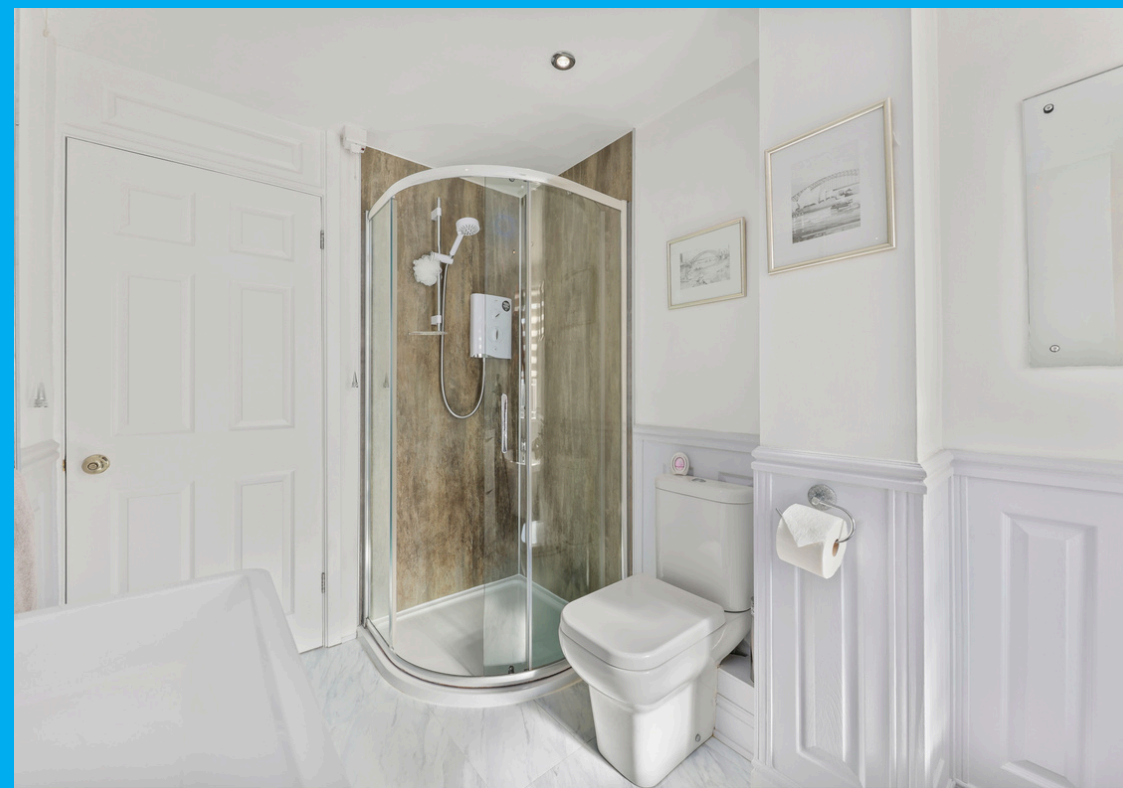
Leaving Matlock along the A6 towards Bakewell: after passing the Whitworth Park Hotel, turn right into The Parkway. Take the first right turn into Park Avenue. Follow the road around the right-hand bend to the head of the cul-de-sac, where the property can be found on the right-hand side.



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.















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