

SCARGILL MANN & CO.

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8 St Mary's View, Oker Road

Cross Green, Darley Bridge, Matlock, Derbyshire DE4 2JR



Particularly well positioned, recently extended three bedroomed semi-detached property enjoying views to front and rear

- Gas fired central heating, with under floor heating to the living kitchen area
- Sealed unit double glazing
- Reception hallway
- Lounge
- Feature extended living kitchen, with bi-fold doors and views
- Utility room
- Cloakroom
- Three bedrooms
- Shower room - potential to accommodate a bath if required
- Driveway providing ample off street parking for two vehicles
- Well proportioned lawned garden with timber garden shed and barbeque hut with lighting and outdoor heater - enjoying magnificent far reaching views

Guide price £328,000



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720

derby@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this recently extended particularly well positioned three bed roomed semi-detached property which enjoys stunning views to the front and rear.

The property was re-wired and re-plumbed with new boiler in 2016 - benefitting from under floor heating in the living kitchen area. There is sealed unit double glazing, which was newly installed to the front aspect, with the property being extended to the rear creating a feature living kitchen in 2019. To the ground floor there is a hallway, guest cloakroom, lounge to front and feature extended living kitchen to the rear with separate utility off. To the first floor are three bedrooms and a shower room - note the shower room offers excellent potential accommodation a bath if required. In addition there is an attic room with power, lighting and Velux roof lights.

Outside to the front of the property is a driveway which provides ample off street parking for two vehicles and to the rear of the property is a landscaped lawned garden with patio / barbeque hut and timber garden shed. Undoubtedly a feature to the rear are the superb far reaching views over surrounding countryside, which can be enjoyed from the living kitchen and the garden.

LOCATION

Cross Green is a small hamlet located close to Darley Bridge benefitting from a nearby noted village primary school (South Darley C of E Primary School), church and two village inns and also has easy access to some superb walks. Located nearby is the nearby market town of Matlock which offers an excellent range of local amenities comprising of shops, schools and leisure facilities. It should be noted that there is a train station which connects to Derby Station.

ACCOMMODATION

Composite and opaque glazed entrance door provides access to:

RECEPTION HALLWAY 5.11m x 1.81m (16'9" x 5'11")

Having staircase off to first floor with handrail and balusters. Central

heating radiator. Telephone jack point. Two doors providing access to a lounge and guest cloakroom plus a third oak Shaker style veneered door leads into the feature extended living kitchen.

GUEST CLOAKROOM 1.56m x 0.79m (5'1" x 2'7")

Being fully tiled and having a white suite comprising corner wash hand basin with chrome mixer tap and low level WC. Ceramic tiled floor covering. Automatic light.

LOUNGE 3.67m x 3.32m (12'0" x 10'11")

Note the latter measurement being taken into the recess adjacent to the chimney breast which has a raised stone hearth and electric fire. Central heating radiator. Two sealed unit double glazed windows in upvc frames to front which overlook the driveway and enjoy far reaching views over surrounding countryside.

EXTENDED FEATURE LIVING KITCHEN 8.03m x 3.36m extending to 5.14m (26'4" x 11'0" extending to 16'10")

The kitchen has an extensive range of quartz preparation surfaces having a recess one and a half sink unit with mixer tap over and quartz splashback upstand. Breakfast bar area and a range of extensive panelled grey base drawers and cupboards beneath relieved by soft closing fittings. Complementary wall mounted cupboards over with LED under lighting. Rangemaster cooker positioned within a range style chimney having extractor canopy over and featuring a five ring gas hob, two electric ovens and a grill beneath. Integrated dishwasher. Recessed LED spot lights. Appliance space suitable for a large fridge / freezer. Ceramic tiled floor covering. Shaker style oak veneered door leading into the utility room.

The living area within the kitchen has under floor heating (wet system). Wall mounted TV power and aerial connection. Two sealed unit double glazed electrically operated Velux roof light windows. Composite and glazed door to side, which provides access to the front and rear of the property. Sealed unit double glazed bi-fold doors to the rear aspect which overlook the well proportioned garden and take full advantage of the superb far reaching views, of the surrounding countryside which must be seen to be fully appreciated.



UTILITY ROOM 1.48m x 1.35m extending to 2.16m (4'10" x 4'5" extending to 7'1")

Having a roll edged preparation surface with inset stainless steel sink unit having swan necked chromed mixer tap over with tiled splashback and gloss base cupboards beneath. Recess with plumbing suitable for an automatic washing machine and ample space over for a tumble dryer. There is a range of shelving and a cupboard which houses the electricity consumer unit and meter.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having hand rail balusters and post. Large trap door access with drop down wooden ladder providing access to a fully boarded and insulated roof space - note there is excellent potential to further incorporate this area into the property. Picture rail. Four doors (one being refitted with oak Shaker style veneered door), provides access to the bedrooms and shower room respectively.

BEDROOM ONE 3.63m x 3.31m (11'11" x 10'10")

Note the latter measurement being taken into the recess adjacent to the chimney breast. Recessed LED spot lights. Central heating radiator. Sealed unit double glazed window in upvc frame to rear with far reaching views over surrounding countryside, which must be seen to be fully appreciated.

BEDROOM TWO 3.64m x 3.07m (11'11" x 10'1")

Note the latter measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Sealed unit double glazed windows in upvc frames to front, which enjoys a particularly attractive view over surrounding countryside and St Mary's Church.

BEDROOM THREE 2.06m x 2.22m (6'9" x 7'3")

Having central heating radiator. Sealed unit double glazed window in upvc frame to front enjoying views over surrounding countryside.

SHOWER ROOM 1.80m x 2.19m (5'11" x 7'2")

Being part tiled and having a white suite comprising vanity wash hand basin with chromed mixer tap, low level WC and shower cubicle with electric Mira shower over. Chromed ladder style heated towel rail. Built-in linen cupboard. Sealed unit double glazed opaque window in upvc frame to rear.

OUTSIDE

Immediately to the front of the property is a well proportioned tarmacadamed driveway which provides ample off street parking for two vehicles with stone edged raised herbaceous border and established hedge. In turn there is a path to side providing useful bin storage area and having a wooden gate which leads to the rear garden.

Immediately to the rear of the property is a stone paved patio area with stone paved path and lawned garden which leads to a timber barbeque area having power, lighting and heat lamp, ideal for alfresco dining, situated on a stone paved patio. Timber garden shed with power and lighting plus consumer unit trip switch.

The garden is enclosed by a range of close lapped timber fencing with dry stone wall to rear, which has a stunning view over the surrounding countryside which must be seen to be fully appreciated. Cold water tap. Outside lighting.

COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band C

DIRECTIONAL NOTE

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, following the A6 as signposted forwards Bakewell. Continue along this road and upon reaching Darley Dale turn left into Station Road, thereafter crossing over the bridge / River Derwent. Pass through Darley Bridge and continue to climb Eversleigh Rise taking the fourth turning on the left into Oker Road, where the property is shortly located on the right hand side, clearly denoted by our "for sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT/JO)



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

**ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS**

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk