

SCARGILL MANN & CO.

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2 St Marys View

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



Three bed roomed semi-detached property, requiring modernisation, with an option to purchase an additional 6.25 acres located immediately to the rear

- Far reaching views to front and rear
- Gas fired central heating • Sealed unit double glazing
- Sitting room • Living room • Kitchen • Three bedrooms • Bathroom
- Driveway to front providing off street parking • Patio and lawned garden to rear and timber garden shed
- **OPTION TO PURCHASE** - 6.25 acres located immediately to the rear of the property, with roadside access off Oaker Road •

Guide price £260,000 - NO UPWARD CHAIN



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GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this three bedroomed semi-detached property, requiring modernisation throughout and enjoying a sought after location with views to front and rear. It should also be noted that there is an option to purchase 6.25 acres which is immediately located to the rear of the property and has separate road access off Oaker Road.

The property has gas fired central heating, sealed unit double glazing and internally briefly comprises of a sitting room, living room and kitchen, to the first floor there are three bedrooms and a bathroom.

Outside to the front of the property is a cobbled effect driveway which provides off street parking for two vehicles and to the rear of the property is a lawned garden which enjoys views towards surrounding countryside.

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

Opaque double glazed upvc entrance door with matching side screen window and arched fan light over, provides access to:

LOBBY

Having wooden panelled and opaque glazed entrance door with opaque glazed side screens and fan light over, which leads into:

SITTING ROOM 5.31m x 3.63m (17'5" x 11'11")

Note the measurements include the staircase off to first floor with handrail and balusters. The former measurement is also taken into the recess adjacent to the chimney breast which has a feature wooden fire surround, raised marble hearth and back, with de-commissioned gas fire. Telephone jack point. Two central heating radiators. Sealed unit double glazed window in upvc frame to front which overlooks the driveway and foregarden, having views over surrounding countryside. Opaque glazed door provides access to:

L-SHAPED LIVING ROOM 4.34m x 3.63m plus 2.39m x 2.40m (14'3" x 11'11" plus 7'10" x 7'10")

Note the former measurement being taken into the recess adjacent to the chimney breast. Stone fireplace with raised quarry tiled hearth incorporating a cast iron stove. To the adjacent chimney recess there is a built-in storage cupboard with pine panelled doors. This cupboard also houses the wall mounted Vaillant combination condensing boiler (fitted November 2020) which provides the domestic hot water and services the central heating system. Central heating radiator. Sealed unit double glazed Velux sky light windows. Sealed unit double glazed window in upvc frame to rear, which overlooks the garden. Doorway leads into the kitchen and a pine panelled door provides access to an under stairs storage cupboard / walk-in pantry, which has wall mounted electricity consumer unit.

FITTED KITCHEN 3.16m x 2.37m (10'4" x 7'9")

Having roll edged preparation surface and an inset double sink unit with mixer tap over, tiled splashback and panelled cupboards and drawers beneath. Complementary wall



mounted cupboards over. Electric cooker with four ring hob and two ovens beneath. Three further appliance spaces, one having plumbing suitable for an automatic washing machine, a second suitable for a tumbler dryer and a third for a fridge - with an additional space for a freezer if required. Upvc sealed unit double glazed door, with adjacent window, provides access and overlooks the garden with views towards surrounding countryside.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having trap door access to roof space. Four panelled doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 3.64m x 3.30m (11'11" x 10'10")

Note the latter measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Sealed unit double glazed window in upvc frame to rear, with far reaching views towards surrounding countryside.

BEDROOM TWO 3.60m x 3.09m (11'10" x 10'2")

Note the latter measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Exposed pine floor boards. Sealed unit double glazed window in upvc frame to front, with far reaching views over surrounding countryside.

BEDROOM THREE 2.02m x 2.19m (6'8" x 7'2")

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

BATHROOM 2.02m x 1.79m (6'8" x 5'10")

Being fully tiled and having a suite comprising pedestal wash hand basin, low level WC and bath with shower screen and electric Triton shower over. 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 cobbled effect paved driveway which provides ample off street parking for two vehicles, with adjacent landscaped rockery and gravelled foregarden area.

Immediately to the rear of the property is a stone paved patio area which gives way to a lawned garden incorporating flowering and herbaceous borders and a timber garden shed. The garden is enclosed by a range of close lapped timber fencing, with dry stone wall to rear.

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.

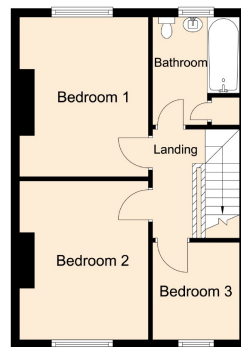
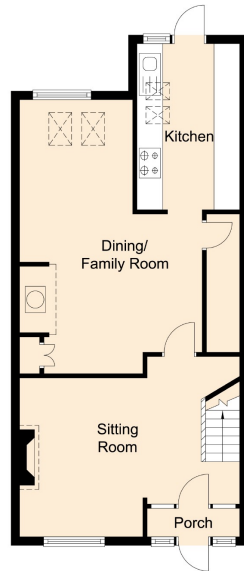
VIEWING

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



Ground Floor

First Floor



2 St Mary's Bridge, Darley Bridge, Matlock DE4 2JR

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.

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