

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Royston, Old Hackney Lane Matlock, Derbyshire DE4 2QJ



Well presented and positioned three bedroomed detached chalet style bungalow occupying a popular and highly convenient location

- Close to local amenities and public transport • Gas fired central heating • Sealed unit double glazing
- Entrance hallway • Spacious living room • Fitted breakfast kitchen • Utility area • Study
- Two well proportioned ground floor bedrooms • Well presented shower room
 - First floor bedroom one with en-suite bathroom
- Landscaped garden enjoying south westerly aspect and views
 - Private off street parking area • Garage •

Offers around £320,000



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser to acquire this well positioned and presented three bedroomed detached chalet style bungalow, conveniently located to local amenities and public transport.

The property is sold with the benefit of gas fired central heating, sealed unit double glazing and internally briefly comprises to the ground floor of an entrance hallway, well proportioned living room, fitted breakfast kitchen, utility room, study, two well proportioned bedrooms and a shower room. Additionally to the first floor is bedroom one with well presented en-suite bathroom.

Outside the property enjoys attractive garden areas to the front and rear - with south westerly aspect to main garden enjoying views over surrounding countryside plus a vegetable garden area. Furthermore there is a private parking area which provides ample off street parking and access to the garage.

LOCATION

Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell is approx. 7 miles to the north. Derby is approx. 15 miles to the south, Chesterfield is approx. 10 miles to the north-east and Sheffield is approx. 20 miles to the north, all of these offer a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 Motorway is approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network. Matlock train station is served by East Midlands Trains with a journey time to Derby of just 34 minutes.

ACCOMMODATION

Panelled and double glazed opaque upvc entrance door provides access to:

ENTRANCE VESTIBULE 1.09m x 1.03m (3'7" x 3'5")

Having quarry tiled floor covering. Opaque glazed door provides access to:

ENTRANCE HALLWAY

Having central heating radiator. Built-in cloaks cupboard with hanging rail and shelving over. Inner lobby with central heating radiator and staircase off to first floor having pine handrail and balusters. Five panelled doors provide access to the living room, breakfast kitchen, shower room, bedroom two and bedroom three respectively.

LIVING ROOM 6.55m x 3.65m (21'6" x 12'0")

Having two central heating radiators. Satellite TV connection. Two sealed unit double glazed windows in upvc frames to front enjoying roof top views towards surrounding countryside.

FITTED BREAKFAST KITCHEN 4.44m x 2.69m (14'7" x 8'10")

Having an extensive range of roll edged preparation surfaces incorporating an inset stainless steel sink unit with adjacent drainer, swan necked chrome mixer tap over and tiled splashback surround. Range of panelled base drawers and cupboards beneath relieved by soft closing fittings. Complementary wall mounted cupboards over incorporating under lighting. Belling range style cooker incorporating five ring gas hob, two electric fan assisted ovens and a grill. Two appliance spaces, one having power for a large fridge / freezer and a second with plumbing for a dishwasher. Central heating radiator. Pine panelled door provides access to a most useful **pantry cupboard 1.67m x 1.03m (5'6" x 3'5")** having shelving and light. Two sealed unit double glazed windows in upvc frames to rear which overlook the garden and driveway. Panelled door provides access to:

UTILITY ROOM 1.92m x 1.50m (6'4" x 4'11")

Having a stainless steel sink unit with swan neck chrome mixer tap over, tiled splashback and panelled cupboard beneath. Three appliance spaces one having power for a large fridge / freezer, a second with plumbing suitable for an automatic washing machine with appliance space over suitable for a tumble dryer. Electricity meter. Electric extractor fan. Panelled door provide access to a useful study area and a further opaque glazed door to rear leads into a rear vestibule.

REAR VESTIBULE 1.50m x 0.89m (4'11" x 2'11")

Having quarry tiled floor covering. Electricity consumer unit. Panelled and opaque glazed upvc door to rear leading to the garden, driveway and garage.



STUDY ROOM 1.92m x 1.49m (6'4" x 4'11")

Having a fitted study desk area with power and lighting. Telephone jack point. Wall mounted Worcester combination gas fired condensing boiler which provides domestic hot water and services the central heating system. Sealed unit double glazed window in upvc frame to side.

SHOWER ROOM 2.54m x 1.81m (8'4" x 5'11")

Being part tiled and having a white suite comprising large period styled wash hand basin, low level WC and large shower cubicle with multi jet shower. Central heating radiator. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to side.

BEDROOM TWO 3.61m x 2.54m (11'10" x 8'4")

Having central heating radiator. Satellite TV connection. Sealed unit double glazed window in upvc frame to rear.

BEDROOM THREE 3.01m x 2.58m (9'11" x 8'6")

Having central heating radiator. TV aerial connection. Sealed unit double glazed window in upvc frame to front overlooking the garden and having rooftop views towards surrounding countryside.

FIRST FLOOR

LANDING

Having sealed unit Velux roof light window with fitted blind. Pine latched door provides access to:

L-SHAPED BEDROOM ONE 4.61m x 1.78m extending to 4.01m (15'1" x 5'10" extending to 13'2")

Note the latter measurement taken onto the exposed timber purlins. Note the bedroom has a useful dressing area and built-in cupboard / wardrobe. TV aerial connection. Sealed unit double glazed Velux roof light window to front enjoying far reaching views towards surrounding countryside. Further sealed unit double glazed window to side. Panelled door provides access to:

WELL APPOINTED EN-SUITE BATHROOM 2.46m x 1.80m (8'1" x 5'11")

Being part tiled and having a white suite comprising pedestal wash hand basin with chromed mixer tap, low level WC bidet and bath with chromed mixer tap / shower over. Central heating radiator. Sealed unit double glazed opaque window in upvc frame to side.

OUTSIDE

Immediately to the front of the property is a well proportioned landscaped garden incorporating two lawned sections with path sweeping up to the entrance door. Outside power point. Water butt. There is a lower vegetable garden area with raised beds, a small patio area and a second patio / arbour which is positioned to enjoy the far reaching views. The garden enjoys far reaching westerly views over surrounding countryside. There is access to both sides of the property leading to the rear, in particular one of them housing a timber garden shed.

To the rear of the property is an attractively landscaped ornamental garden with flowering and herbaceous borders with cold water tap and water butt. There is a path leading to a timber gate, accessing the gravelled parking area, which provides ample off street parking and access to the garage.

GARAGE 5.21m x 2.60m (17'1" x 8'6")

Having power and lighting. Up and over door to front. Opaque glazed windows to side and rear.

COUNCIL TAX BAND

Derbyshire Dales District Council - Band D

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed north along the A6, passing the Sainsburys superstore and upon reaching the roundabout junction bear left onto the A6 as signposted for Bakewell. Continue along this road passing The Arc Leisure centre, the Whitworth Hospital and thereafter turn right into Old Hackney Lane. Proceed along Old Hackney Lane where Roston can be located.

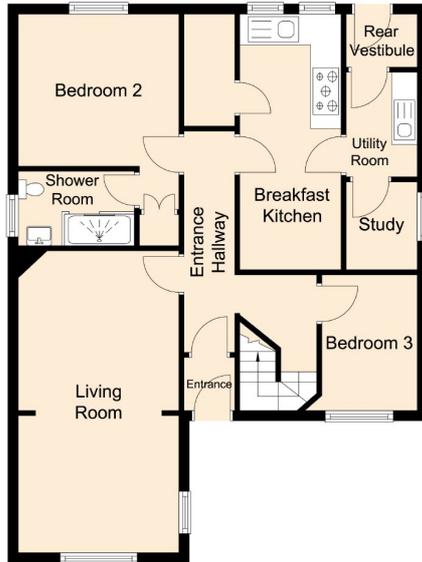
VIEWING

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



Ground Floor

First Floor



Royston, Old Hackney Lane, Darley Dale DE4 2QJ

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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