

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 17 Willow Way

Darley Dale, Matlock, Derbyshire DE4 2QW



### Two bedroomed end town house occupying a popular cul-de-sac location

- Gas fired central heating (combination boiler) • Sealed unit double glazing
- Entrance hallway • Guest cloakroom • Fitted kitchen • Sitting room
  - Two bedrooms • Bathroom
- Driveway • Low maintenance garden/patio area •

**Offers around £165,000**



39 DALE ROAD, MATLOCK, DERBYSHIRE DE4 3LT TEL: 01629 584591  
matlock@scargillmann.co.uk www.scargillmann.co.uk



## GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser to acquire this two bedroomed end town house occupying a popular cul-de-sac location.

The property is sold with the benefit of gas fired central heating, sealed unit double glazing and internally briefly comprises an entrance hallway, guest cloakroom, fitted kitchen and sitting room. To the first floor is two bedrooms and a bathroom.

Outside to the front of the property is a driveway which provides ample off street parking with herbaceous border. To the rear of the property is a low maintenance artificially lawned garden with patio area.

The property is located close to the Peak Railway line and the Matlock to Rowsley cycle trail which links to the Monsal and High Peak trails offering a 60 mile circular footpath/cycle path.

## LOCATION

The property is located close to a good range of local amenities including shops, schools and leisure facilities. There are good communications with the A6 which enjoys swift travel to both the north and south. The nearby market town of Bakewell is approximately six miles to the north and Matlock is four miles to the south, both of which offer a more comprehensive range of facilities.

## ACCOMMODATION

Panelled and glazed entrance door provides access to:

**ENTRANCE HALLWAY 4.55m x 1.83m (14'11" x 6'0")**  
Staircase off to first floor with handrail balusters and newel posts. Telephone jack point. Central heating radiator. Three panelled doors provide access to the kitchen, guest cloakroom and sitting room respectively. Please note the measurements include the guest cloakroom.

## **GUEST CLOAKROOM**

Having a white suite comprising pedestal wash hand basin with tiled splashback and low level WC. Central heating radiator. Electric extractor fan.

## **FITTED KITCHEN 3.19m x 2.31m (10'6" x 7'7")**

Having an extensive range of roll edged preparation surfaces incorporating an inset one and a half stainless steel sink unit with adjacent drainer, chromed mixer tap over, tiled splashback surround and a range of light panelled base drawers and cupboards beneath relieved by chromed handles. Complementary wall mounted cupboards over. Breakfast bar area with appliance space suitable for a tumble dryer. Inset four ring stainless steel gas hob with filter canopy over and electric fan assisted oven beneath. Integrated fridge/freezer. Appliance space with plumbing suitable for an automatic washing machine. Central heating radiator. Recessed LED spotlights. Sealed unit double glazed window in UPVC frame to front overlooking the driveway.

## **L-SHAPED SITTING ROOM 4.25m x 2.58m EXTENDING TO 3.91m (13'11" x 8'6" EXTENDING TO 12'10")**

Having a marble effect fireplace with matching raised



hearth incorporating a fitted real flame gas fire. Central heating radiator. TV aerial and satellite connection. Sealed unit double glazed French doors in UPVC frames to rear with adjacent windows which overlook and provide access to the rear garden.

#### **FIRST FLOOR**

##### **SEMI-GALLERIED LANDING**

Having continuation of the handrail balusters and newel posts. Trap door access to roof space. Three panelled doors provide access to the bedrooms and bathrooms respectively.

##### **BEDROOM ONE 4.22m x 2.59m (13'10" x 8'6")**

Having central heating radiator. Sealed unit double glazed window in UPVC frame to rear.

##### **BEDROOM TWO 3.26m x 2.62m (10'8" x 8'7")**

Having central heating radiator. Over stairs cupboard which houses the wall mounted Sime gas fired combination boiler which provides domestic hot water and services the central heating system. Second panelled door which provides access to the most useful built-in wardrobe with hanging rail and shelf over. Central heating radiator. Sealed unit double glazed window in UPVC frame to front.

##### **BATHROOM 2.07m x 1.80m (6'9" x 5'11")**

Being part tiled and having a white suite comprising pedestal wash hand basin with tiled splashback, low level WC and bath with glass shower screen and electric Triton shower over. Electric shaving point. Recessed LED spotlights. Central heating radiator.

#### **OUTSIDE**

Immediately to the front of the property is a flowering herbaceous border and a tarmac driveway providing access to the front entrance door.

Immediately to the rear of the property is a paved patio area which gives way to an artificially lawned garden and further decked patio area with flowering herbaceous borders and useful outside store. External dual socket power point. Furthermore, there is a gate which provides access to the front of the property with cold water tap.

#### **COUNCIL TAX BAND**

Derbyshire Dales - Band B.

#### **DIRECTIONAL NOTE**

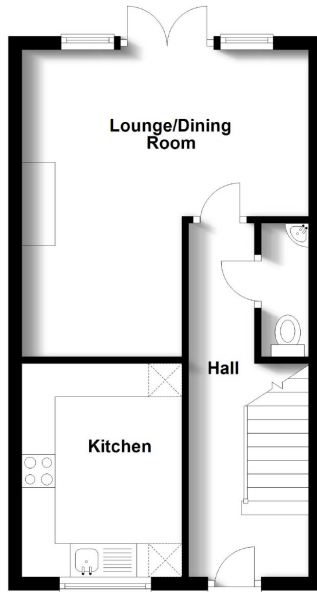
The approach from our Matlock office is to proceed north along the A6 passing the Sainsbury's superstore, and upon reaching the roundabout junction bear left into Bakewell Road (A6). Proceed along Bakewell Road passing the Whitworth Hospital and in turn continue through Darley Dale passing the parade of shops. Thereafter take the third turning on the left into Church Road. Proceed along Church Road and shortly before the railway crossing turn left into Butts Road and immediately right into Willow Way. Proceed along Willow Way and the property will be located on the left hand side.

#### **VIEWING**

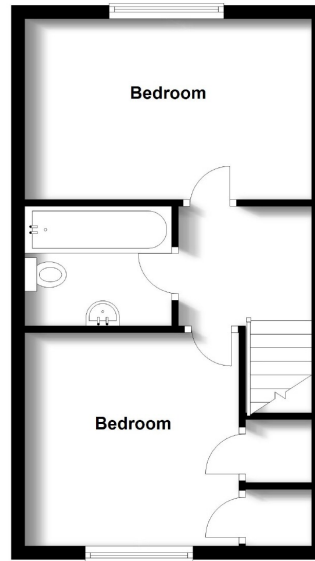
Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT 17.03.2021)



**Ground Floor**  
Approx. 34.0 sq. metres (365.8 sq. feet)



**First Floor**  
Approx. 34.0 sq. metres (365.6 sq. feet)



Total area: approx. 68.0 sq. metres (731.4 sq. feet)  
**17 Willow Way, Darley Dale, Derbyshire, DE4 2QW**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>71</b>	<b>85</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>70</b>	<b>84</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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**  
**TUTBURY**  
**WIRKSWORTH**

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  
6 St James's Street, Derby, DE1 1RL  
42b Bridge Street, Tutbury, Staffordshire DE13 9LZ  
37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460  
Tel: 01283 548194  
Tel: 01332 207720  
Tel: 01629 584591  
Tel: 01332 206620  
Tel: 01283 520490  
Tel: 01629 823489

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