

SCARGILL MANN & CO.

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6 Derwent View

Darley Dale, Matlock, Derbyshire DE4 2LB



**Exceptionally well presented three bedroomed mid-stone terraced cottage enjoying a popular and convenient location
NO UPWARD CHAIN**

- Recently fitted gas fired central heating • Upvc double glazing
- Entrance hallway • Lounge • Well proportioned dining room • Fitted kitchen • Utility room • WC
 - Rear hallway • Three bedrooms • Bathroom with separate shower • Well appointed attic
- Off street parking space for a large vehicle • Patio garden to rear • Low maintenance foregarden •

Guide price £199,950



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser to acquire this exceptionally well presented stone built mid-terraced cottage which has undergone extensive refurbishment in recent years.

The property is sold with the benefit of no upward chain, gas fired central heating, sealed unit upvc double glazing and internally briefly comprises: entrance hallway, sitting room, spacious dining room, fitted kitchen, utility area, rear hall and WC. To the first floor are three bedrooms and a large bathroom which has the benefit of a separate shower and bath. Additionally there is a well appointed attic which is accessed via space saving ladder style wooden steps.

Outside immediately to the front of the property is a low maintenance foregarden. To the rear is a courtyard garden having a cold water tap and resin flooring finish. In addition there is a paved patio / gravelled area, which also functions as a driveway providing off street parking for a large vehicle with sleeper / gravelled steps to the side leading to a large gravelled patio area.

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 opaque glazed upvc entrance door with matching fan light over providing access to:

ENTRANCE HALLWAY

With central heating radiator. Staircase off to first floor. Pine panelled door provides access to:

WELL PROPORTIONED DINING ROOM 3.62m x 3.62m (11'11" x 11'11")

The latter measurement being taken into the recess adjacent to the chimney breast with red brick back and shoulders and timber mantle - note the pot belly stove is for ornamental purposes only and is included in the sale. Central heating radiator. Pine panelled door which provides access to a useful under stairs storage cupboard. Sealed unit double glazed window in upvc frame to rear. Pine panelled and glazed provides access to the fitted kitchen and concertina pine panelled and glazed doors lead into:

LOUNGE 3.66m x 3.36m (12'0" x 11'0")

Note the latter measurement being taken into the recess adjacent to the chimney breast which incorporates a wooden fireplace with granite hearth having cast iron fire surround and real flame fitted gas fire (Please note that the chimney breast has had lead flashing reseated and replaced and sealed where necessary). Central heating radiator. Satellite TV connection. Telephone jack point. Sealed unit double glazed window in upvc frame overlooking the foregarden with roof top views over surrounding countryside.

KITCHEN 3.03m x 2.40m (9'11" x 7'10")

Having an extensive range of roll edged preparation surfaces featuring an inset sink unit with chromed mixer tap over and splashback upstands with a range of handleless contemporary styled charcoal and white base drawers and cupboards beneath, relieved by soft closing fittings. Complementary white gloss wall mounted cupboards over. Inset four ring gas hob with glass splashback and filter canopy over. Wall mounted electric fan assisted oven with integrated microwave oven over. Integrated 50/50 fridge / freezer. Integrated dishwasher. Recessed LED spot lights. Two sealed unit double glazed windows in upvc frame to side. Doorway provides access to:

UTILITY / REAR HALLWAY 1.44m x 2.19m (4'9" x 7'2")

Having a range of built-in storage cupboards one of which has a hanging rail and shoe cupboard area. Appliance space with plumbing suitable for an automatic washing machine. Integrated wall mounted Worcester condensing combination boiler which provides the domestic hot water and servicing the central heating system.



Recessed LED spot lights. Door which provides access to the guest cloakroom and a panelled and double glazed opaque upvc door to side provides access to the courtyard garden area.

WC 1.51m x 0.76m (4'11" x 2'6")

Having a white suite comprising wash hand basin with chromed mixer tap and low level WC. Recessed LED spot lights. Sealed unit double glazed opaque window in upvc frame to side.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having a pine handrail, balusters and post. Central heating radiator. Three pine panelled doors provide access to bedroom one, bedroom two and the particularly well proportioned and appointed bathroom. In turn there are ladder style space saving steps that provide access to a well appointed attic.

BEDROOM ONE 3.08m x 3.63m (10'1" x 11'11")

Note the former measurement being taken into the recess adjacent to the chimney breast ideal for free standing or fitted wardrobes. Central heating radiator. Sealed unit double glazed windows in upvc frames to front enjoying roof top views towards surrounding countryside.

BEDROOM TWO 3.63m x 2.84m (11'11" x 9'4")

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.

BEDROOM THREE / STUDY 2.73m x 1.42m (8'11" x 4'8")

Having central heating radiator. Useful recess not included in the measurements ideal to create a fitted wardrobe. Sealed unit double glazed window in upvc frame to front with roof top views towards surrounding countryside.

BATHROOM 3.03m x 2.44m (9'11" x 8'0")

Being part tiled and having a white suite comprising pedestal wash hand basin with chromed mixer tap over, low level WC and bath. Tiled shower cubicle with dual jet chromed shower over. Recessed spot lights. Electric extractor fan. Chromed ladder style heater towel rail. Ceramic tiled floor covering. Sealed unit double glazed

opaque window in upvc frame to rear.

ATTIC 4.27m x 3.27m (14'0" x 10'9")

The latter measurement being taken into the eaves and the face of the storage cupboard doors which extend across the front and rear of the property providing excellent storage areas. Exposed feature timber purlins and red brick chimney breast arches. Power and lighting. Central heating radiator. Sealed unit double glazed Velux roof light window to front with roof top views and sealed unit double glazed Velux window to rear.

OUTSIDE

Immediately to the rear of the property is a courtyard garden laid in a resin finish having a cold water tap and gate leading over to a paved patio / gravel area which also functions as a driveway providing off street parking for a large vehicle. Furthermore there are sleeper / gravelled steps providing access to a large gravelled patio area, which is enclosed by a range of close lapped timber fencing.

COUNCIL TAX BAND

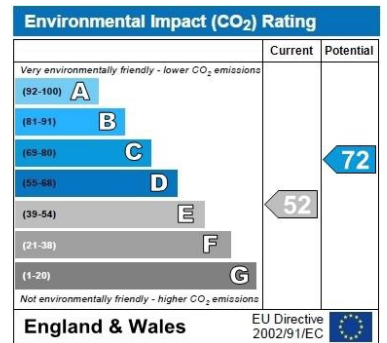
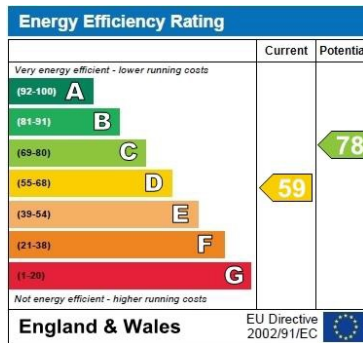
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DIRECTIONAL NOTE

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). Continue along this road passing through Darley Dale, passing the parade of shops and thereafter turn left into Church Road. Proceed along Church Road and eventually number 6 Derwent View will be located on the left hand side clearly denoted by our "for sale" board.

VIEWING

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



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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