



£237,000

Dale Road North, Matlock DE4 2FT

Terraced House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Beautiful Mid Terraced Cottage
- Superb Open Plan Dining Kitchen & Living Area
- Rear Hall & Guest Cloakroom
- Modern Fitted Kitchen (With AEG Appliances)
- Parking To Rear
- Landscaped Private Garden
- 3 Bedrooms & 1 Reception Room
- Large 4 Piece Bathroom Suite
- Sought After Location
- Council Tax Band B

## Property Description

New to the market is this beautifully presented and charming terraced cottage that combines period features and modern living into one beautiful home.

## Main Particulars

Derbyshire Properties are delighted to introduce for sale this beautifully presented, stylish mid terraced property located in the highly regarded area of Darley Dale.

The property briefly comprises of spacious entrance hall, lounge, beautiful extended 'open-plan' living kitchen, rear hallway and downstairs guest room/WC. To the first floor a landing provides access to all three bedrooms and a modern bathroom suite. Externally, the property offers a landscaped frontage and enclosed private rear garden with large outside shed and parking to rear.

We believe the property will ideally suit couples and small families and we recommend an early internal inspection to avoid disappointment.

### Entrance Hallway

Entered via composite door with adjoining sash window from the front elevation. Base mounted storage cupboards housing metres, wall mounted modern radiator with shelving, wood effect floor covering, carpeted staircase to the 1st floor landing with under stairs storage, decorative coving to ceiling and wall mounted coat storage

### Living Room

With two sash windows to the front elevation providing beautiful views over the surrounding countryside. Wall mounted radiator, TV point, shelving, spotlighting and picture rail. The feature focal point of the room is a wall mounted living flame gas fire with decorative surround, tiled back-drop and raised hearth.

### Superb Open-Plan Living Kitchen

Dining area - with the continuation of the floor covering from the entrance hall is this open-plan spacious dining room with wall mounted radiator, spotlighting, useful floor to ceiling storage cupboard and matching cupboard providing space for an American sized fridge/freezer. The room boast 2 focal points, firstly a superb island with seating space for numerous people and a modern cast iron log burning fire within a chimney recess with exposed timber lintel and raised stone hearth.

Kitchen area - with a continuation of the floor covering from the dining area this superb kitchen comprises of a range of wall base mounted units with modern flat edged worksurfaces incorporating a one and a quarter bowl sink with mixer taps. Numerous incorporated appliances include dishwasher, electric induction AEG hob with hidden extractor over, AEG electric oven, convection microwave oven and proving drawer. Under cupboard lighting, spotlighting and plinth lighting. Double glazed window to the rear elevation overlooking the rear garden and part wall tiling.

Living area - with spotlights to ceiling, wall mounted radiator, Tv point and bi-fold doors that provide access to the rear outside terrace.

### Rear Hallway

Accessed via the kitchen, with external door leading to the rear garden and internal door to a guest cloakroom/wc.

### Guest Cloakroom/WC

With low-level WC, wall mounted wash hand basin, double glazed obscured window to the side elevation and wall mounted chrome heated towel rail.

### First Floor Landing

Accessed via the main entrance hallway with decorative coving to ceiling and internal doors that provide access to all bedrooms and bathroom.

### Bedroom 1

With double glazed window to the rear elevation offering views of the garden and countryside beyond. Wall mounted radiator, attractive wall panelling, shelving and range of fitted wardrobes that provide useful storage and hanging space.

### Bedroom 2

With double glazed sash window to the front elevation offering superb elevated views. Wall mounted radiator, TV point, cast-iron feature fireplace and fitted double wardrobe.

### Bedroom 3

With double glazed sash window to the front elevation offering beautiful views, wall mounted radiator, wood floor covering and attractive panelling walls.

### Family Bathroom

This well designed modern family bathroom comprises of a WC, pedestal wash hand basin, panelled bath with shower attachment and large shower enclosure with main fed shower and attachment over. Fully tiled walls, vinyl floor covering, double glazed obscured window to the rear renovation, wall mounted shelving and extractor fan to ceiling.

### Outside

The front elevation is accessed via steps and an attractive stone wall to Street with a range of lavender planting and low maintenance slate frontage. The landscaped rear garden offers a paved entertaining area with Cedar fencing to neighbouring properties. Gated access to the rear elevation provides access to parking spaces and a raised secondary patio houses, a large timber garden shed with light and power.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
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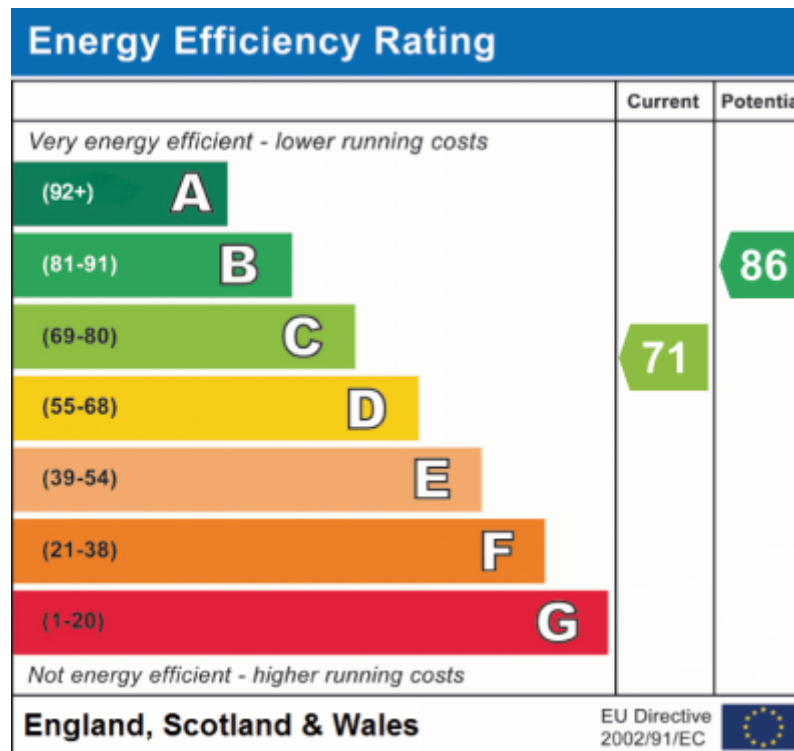




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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