

**122 NORTHWOOD LANE
DARLEY DALE
NR MATLOCK
DERBYSHIRE DE4 2HS**



O A £335,000

A traditional three bedroom detached bungalow which commands superb views across the Derwent Valley.

Built in the 1920s with an attractive stone front elevation, the remaining walls being white rendered and all beneath a hipped tiled roof, this traditional detached bungalow stands with good sized gardens to both front and rear, off street parking and a detached garage. The property occupies an elevated position on Darley Hillside from where stunning panoramic views along and across the rolling hills of the Derwent Valley are enjoyed. The three bedroom accommodation is well proportioned and well suited as a family home or for the professional couple and retirees alike.

Countryside walks are available from the doorstep and the wider recreational delights of the Derbyshire Dales and Peak District are all close at hand. Good road communications lead to the neighbouring market towns of Matlock 3 miles, Bakewell 5 miles and Chesterfield 10 miles. The cities of Sheffield, Derby and Nottingham are all within daily commuting distance.

- Detached bungalow
- Well proportioned accommodation
- Elevated position
- Highly regarded location
- Superb panoramic views
- Good sized gardens
- Off street parking
- Detached garage



www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

ACCOMMODATION

Overlooking the valley, a part glazed door opens directly to a:

Sitting Room – 5.41m x 3.63m (17' 9" x 11' 11") a comfortably proportioned room with front facing square bay window which takes advantage of the superb views with Bonsall Moor to the south, Stanton Moor straight ahead and reaching towards the slopes above Rowsley and Chatsworth in the west. Oak panelling and plinths are set around a feature fireplace siting a copper canopied electric fire. There is access to the **roof void**, doors from the **hallway** and an open arch leading to the:

Dining Room – 3.96m x 3.36m (13' x 11' 1") offering a place for formal dining or perhaps an additional snug living room. There are similar panoramic views towards the wooded slopes rising to Stanton Moor and with Stanton Woodhouse on the hillside straight ahead. A feature stone fireplace has a raised tiled hearth, living coal gas fire and book shelving to each side of the chimney breast.

Central Hallway with a pair of multi-paned doors leading from the sitting room and with a glazed door from the **porchway** out to the rear entrance. Built in cupboards provide useful storage and house the gas fired combination condensing boiler which serves the central heating and hot water system.

Breakfast Kitchen – 3.7m x 3.6m (12' 2" x 11' 10") also accessed directly from the rear porch, the kitchen is fitted with a range of cupboards, drawers, work surfaces and stainless steel sink unit. With gas cooker point, plumbing for an automatic washing machine and concealed to a wall mounted cupboard, the electric meters and consumer unit. Windows to the side and rear and third feature window all draw good natural light.

Bedroom 1 – 3.63m x 3.35m (11' 11" x 11') a rear facing double bedroom with views to the roadside gardens and the wooded slopes of the hillside beyond. Built in wardrobe provides useful storage.

Bathroom with double width walk-in shower cubicle, pedestal wash hand basin and low flush WC. Complementary ceramic tiling and obscure glazed window.

Bedroom 2 – 3.63m x 3.47m (11' 11" x 11' 5") a good rear facing double bedroom.

Bedroom 3 – 3.63m x 2.74m (11' 11" x 9') well proportioned and rear facing.

OUTSIDE

The bungalow stands to an individual plot with gardens to both the front and rear. The garden's south westerly aspect makes good use of the day's sun and the valley views which reach deep into the Peak District to the west. It is clear that time and care has been spent over the years and the gardens offer ample opportunity for the keen gardener for years to come.

From the lane, a tarmac drive provides car standing and access to a **detached single garage** with up-and-over door, windows to two elevations and separate personnel door. From here, pathways lead through the rear gardens dissecting two areas of lawn, each being surrounded by herbaceous borders planted with a variety of low growing shrubs and perennials.

The larger garden area is found at the front of the house on the valley side, a truly delightful position for pottering and relaxation. There are lawns on two levels, deep herbaceous borders and maintained hedge boundaries. To the lower lawn, a wooden **potting shed** and aluminium framed **greenhouse**.

TENURE – Freehold.

SERVICES – All main services are available to the property which benefits from gas fired central heating and sealed unit triple glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band E.

EPC RATING – D.

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

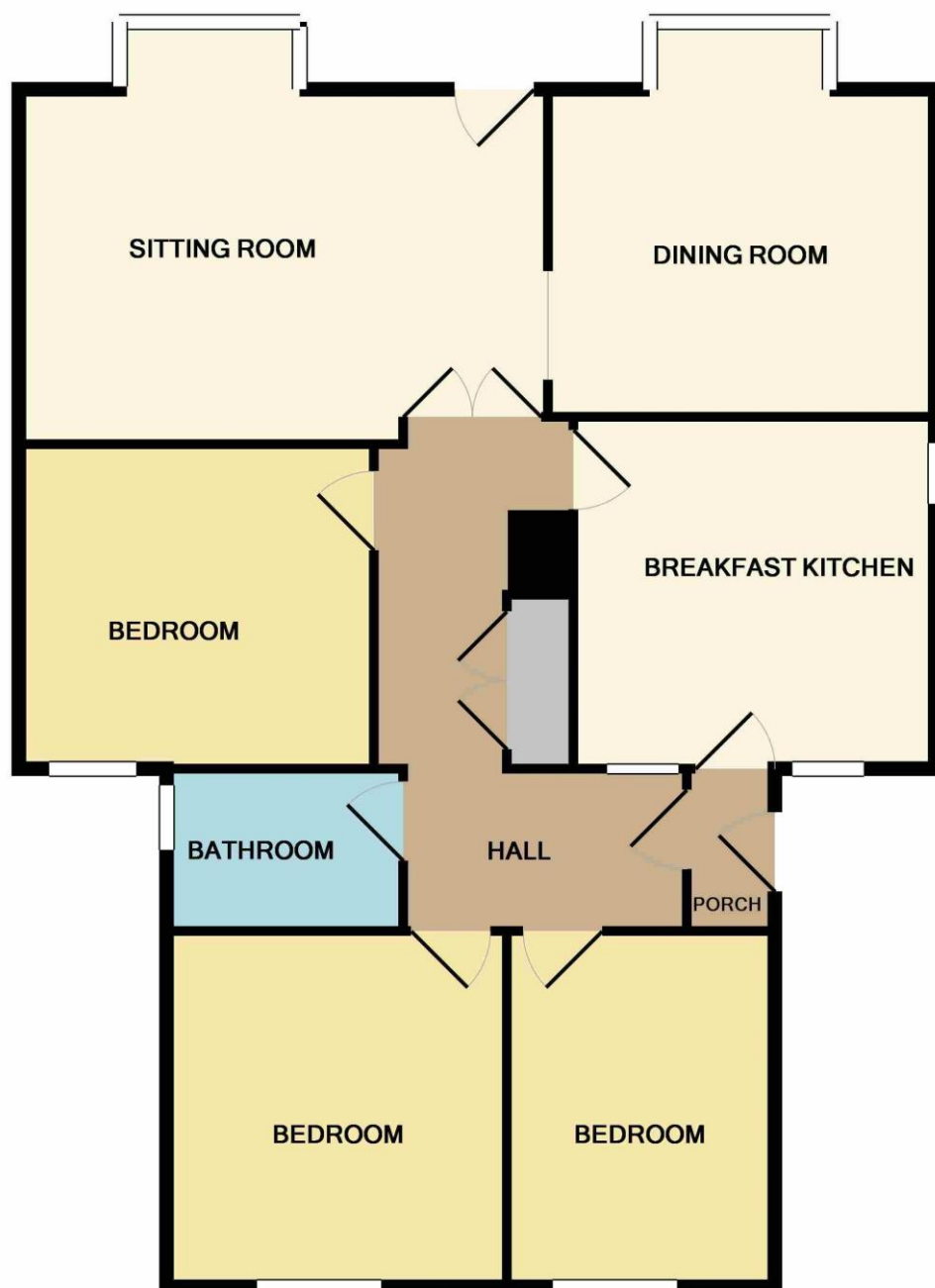
www.fidler-taylor.co.uk

DIRECTIONS – From Matlock take the A6 north towards Darley Dale, proceeding through the centre of the village, passing The Grouse Inn before turning right into Whitworth Road. Rise up the hill for around ½ a mile and at the top the road joins Northwood Lane and begins to descend. Just as the road begins to drop, No. 122 can be found on the left hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9589

Floor Plan



TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.1 SQ.M.)

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
Made with Metropix ©2019

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.