

**THE HAVEN
LEAWOOD HALL
MILL LANE
HOLLOWAY
NR MATLOCK
DERBYSHIRE DE4 5AQ**



O A £275,000

A stone built detached bungalow within private grounds on the fringe of this highly regarded Derbyshire Dales village.

Built principally of reconstituted stone beneath a hipped tiled roof, this detached two bedroomed bungalow provides easily managed accommodation which is well maintained and well presented throughout. The property is ideally suited to the professional or retiring couple and those seeking a low maintenance second home and who will appreciate the quiet and quite private setting.

Standing with the grounds of Leawood Hall, a fine period gentleman's residence, the property is tucked well back from the main thoroughfare yet with ready access to village facilities and surrounding Derbyshire Dales countryside where local attractions include Arkwright's Mill, Cromford Canal, Black Rock and Carsington Water. The neighbouring townships of Matlock, Wirksworth, Alfreton and Bakewell all offer good market town shops and amenities whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance. Cromford train station is also close at hand for commuting to London.

- Detached bungalow
- Set within private grounds
- Highly regarded village location
- Conservatory style porch
- 2 bedrooms
- En-suite shower room
- Easily managed outside space
- Car standing
- Viewing highly recommended



MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

The main entrance to the property is via a conservatory style porch which wraps in an L shape, to one corner, providing pleasant sitting area with access to the patio gardens. Separate doors open to an:

Entrance Hall – 1.9m x 2.18m (6' 2" x 7' 2") with ample space for occasional furniture, fitted with a range of storage shelves and cupboards. A door leads off to the:

Dining Kitchen – 5.27m x 2.78m (17' 3" x 9' 1") the kitchen area being fitted with a good range of built in cupboards and drawers together with wood grain effect laminate faced work surfaces. Recently fitted appliances include an induction hob, under counter double oven/grill and a 1½ bowl stainless steel sink unit. There is plumbing for an automatic washing machine and set within a full height store is the gas fired combination condensing boiler which serves the central heating and hot water system (LPG). There is also a fitted breakfast bar, dual aspect windows and access to the **roof void** with drop down ladder.

Sitting Room – 5.23m x 4.21m (17' 1" x 13' 8") a well proportioned room enjoying good natural light with window to one side and fully double glazed sliding patio doors on the opposing wall. A solid fuel cast iron stove is set above a small black tiled hearth.

From the sitting room a door opens to:

Bedroom 1 – 5.33m x 3.60m (17' 5" x 11' 8") overall, the measurements including the en-suite shower room. There is an extensive range of built in modern full height wardrobes and matching drawered storage. Windows to the front and side, again making best use of the natural light.

En-Suite Shower Room fitted with a white suite to include low flush WC, pedestal wash hand basin and walk in shower cubicle with electric shower fitting and glazed screen. The whole room is stylishly finished with contemporary dry boarding to the walls and ceiling. Extractor fan and towel heater.

Returning through the kitchen, an **inner hall** provides access to bedroom 2 and the family bathroom.

Bathroom fitted with a white suite to comprise pedestal wash hand basin, low flush WC and panelled bath having new electric shower above and a glazed shower screen. Chrome towel radiator, built in cupboard and ceramic tiled floor.

Bedroom 2 – 3.6m x 3.03m (11' 8" x 9' 9") a good double bedroom with windows to the front and rear.

OUTSIDE

The bungalow benefits from easily managed outside space to include a patio area with screened decked terrace and raised flower borders, all set within a high walled screen. On the opposite side of the bungalow, a block paved driveway provides car standing for at least three vehicles with adjacent bin store.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas (LPG) fired central heating and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band 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.

DIRECTIONS – From Matlock Crown Square take the A6 south to Cromford. Turn left at Cromford crossroads into Mill Lane and proceed for along to Lea Bridge, continue up the hill towards Holloway and the entrance to Leawood Hall can be found on the right hand side. On entering, pass The Lodge and take the drive immediately on the left which leads to The Haven and one other dwelling.

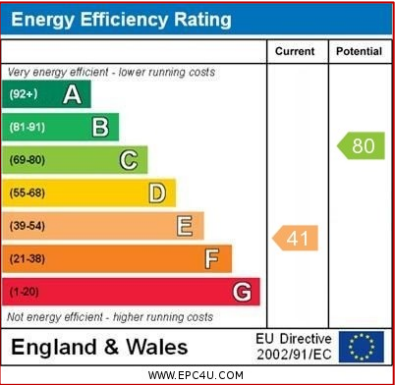
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

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Ref: FTM9641

Awaiting Floor Plan

EPC Graph



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