

**2 TOR VIEW RISE  
CROMFORD  
NR MATLOCK  
DERBYSHIRE DE4 3RA**



**O A £250,000**

**An individual detached 2 bedroom bungalow within a convenient cul-de-sac location well placed for access to the wide range of local shops and amenities.**

Built of reconstituted stone beneath a tiled roof, this attractive detached bungalow offers well proportioned accommodation complemented by pleasant surrounding landscaped gardens. There is ample car parking, garage and an unusual feature is the full size basement which offers excellent additional utility and hobby space, albeit with restricted head height.

The property stands off the centre of this popular Derbyshire Dales village which holds historic connections to the Arkwright dynasty and now forming part of the Derwent Valley Mills World Heritage site. Access to the surrounding countryside is almost on the doorstep whilst good road communications lead to the neighbouring market towns and centres of employment which include Matlock, Belper, Bakewell and Chesterfield.

- Detached 2 bed bungalow
- Convenient location
- Well proportioned accommodation
- Delightful gardens
- Ample parking
- Garage
- Full size basement
- Far reaching views
- Viewing highly recommended



**RICS**

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





[www.fidler-taylor.co.uk](http://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

Accessed from the side of the house, a decorative wood grain effect UPVC door opens to a **central hallway**, well proportioned with ample space for occasional furniture and including a fitted display cabinet, deep storage cupboard together with access to the **roof void** and also to the **basement**. There is a pine boarded floor and natural pine doors leading off to the main accommodation.

**Dining Kitchen** – 4.17m x 2.77m (13' 7" x 9' 1") with space for daily dining and being fitted with an extensive range of modern cupboards and drawers plus roll edged work surfaces which incorporate a 1½ bowl sink unit. There is an eye level oven and microwave, integral fridge, freezer, dishwasher and stainless steel four ring gas hob with extractor canopy above. There is a combination of ceiling and wall lights together with pelmet lighting; complementary ceramic splash back tiling and attractive tile effect vinyl floor covering. A rear aspect window overlooks the gardens and to the wooded slopes beyond the hill.

**Sitting Room** – 4.2m x 4.05m (13' 8" x 13' 3") with a continuation of the pine floor from the hall, enjoying excellent natural light with a bow window to the rear and two windows to the side looking across neighbouring roof tops and the hills that form the Derwent gorge and Riber on the horizon. As a focal point to the room, a cast iron stove stands to a cut-stone hearth with high oak mantel above. There is cornice to the ceiling and centre rose plus a combination of ceiling, wall and inglenook lighting.

**Bath and Shower Room** fitted with a modern four piece suite to include a double end free standing bath with waterfall mixer taps and pencil shower spray, low flush WC, pedestal wash hand basin again with mono block waterfall tap and a separate walk in shower cubicle with tiled surround. There is a black and white ceramic tiled floor, boarded ceiling with LED spot lighting, separate vanity light above the basin and electric shaver point.

**Bedroom 1** – 3.7m x 3.44m (12' 1" x 11' 3") a good double bedroom with a range of full width and full height built in wardrobes providing ample hanging and shelf storage. A side facing window gives similar far reaching views beyond the village.

**Bedroom 2** – 3.7m x 2.78m (12' 1" x 9' 1") a second double bedroom with front facing window.

An unusual addition to the house is a large basement with low head height (1.63m) but offering excellent hobby or workshop space, childrens den and utility area. The basement can be accessed externally from the gardens or via a lift up hatch and timber steps from the entrance hall. Within the basement, is a gas fired combination condensing boiler which serves the central heating and hot water system and a utility area with twin bowl stainless steel sink unit and plumbing for an automatic washing machine.

## OUTSIDE

The bungalow stands centrally to a good sized plot which has been pleasantly landscaped all around. From the cul-de-sac, a tarmac drive leads to a block paved hardstanding, altogether providing car parking for two vehicles and access to a:

**Detached Garage** of sectional construction with up-and-over door, personnel door to the side and window to the rear.

[www.fidler-taylor.co.uk](http://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.

The back of the garage, enclosed by a decorative iron gate, is a stone paved patio set beneath an oak pergola and with raised fishpond and pebble water feature to one corner. The area is ideal for pot planting, enjoying a south and westerly aspect and with views to the hills which surround the village. A flight of stone steps lead to a utility area with log store and standing for a shed.

At the rear of the property, and by the basement entrance, is a decked play area with mature shrub border, sheltered within an evergreen screen and other specimen trees and shrubs to a rock border. Moving around to the side gardens, here a gently sloping lawn lies within planted borders, a newly laid laurel hedge and specimen spruce. Framing the front of the property is a productive plum tree and others set to attractive stone borders either side of a gravel forecourt which provides additional hard standing.

**TENURE** – Freehold.

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

**COUNCIL TAX** – Band C.

**EPC RATING** – D.

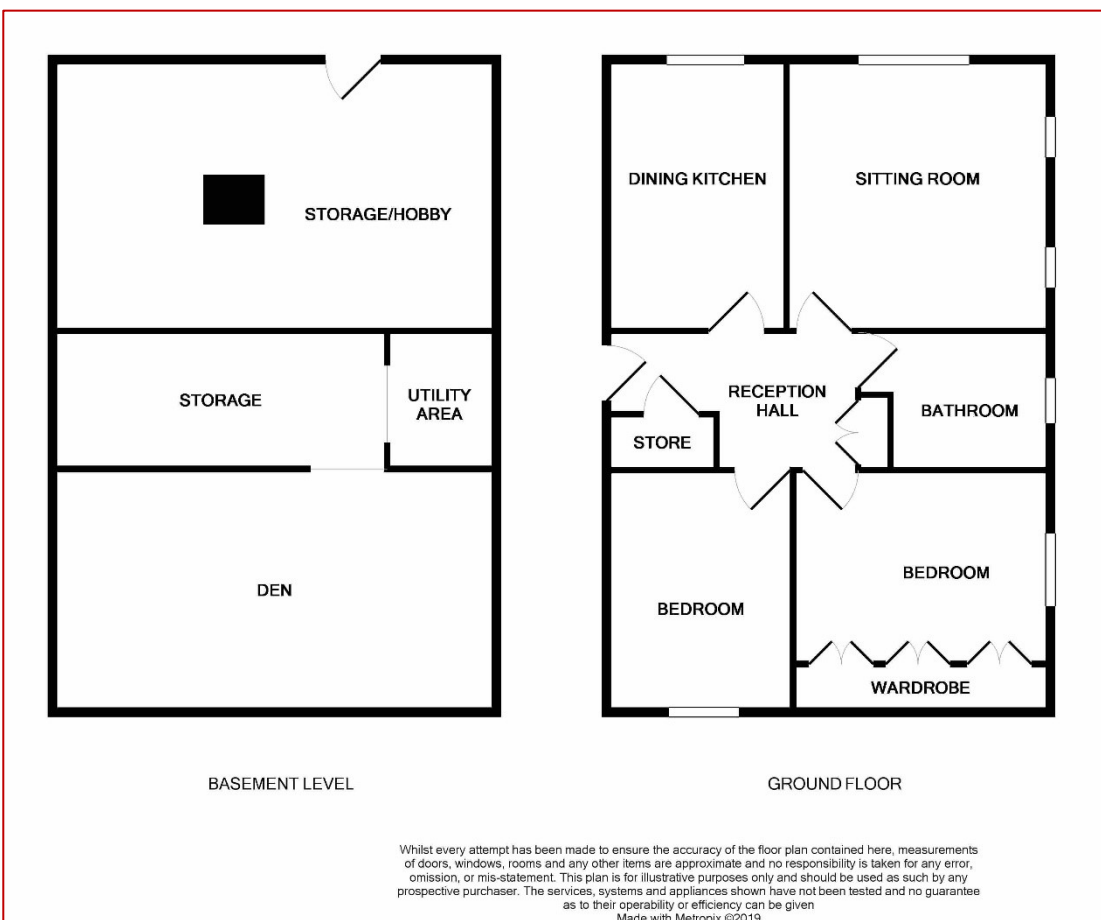
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take the A6 south to Cromford. At the traffic lights turn right into the market place and begin to proceed up the hill. After passing The Bell public house and North Street, locate Tor View Rise on the left hand side. No. 2 is the first property on the right as you round the bend.

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

**Ref:** FTM9646

#### Floor Plan



[www.fidler-taylor.co.uk](http://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.