

**NEWBURY  
DARLEY HOUSE ESTATE  
HACKNEY  
MATLOCK  
DERBYSHIRE DE4 2QH**



**O A £320,000**

**A deceptively spacious 1930s detached house, well maintained and including garage, parking and surprisingly large garden.**

Built in traditional 1930s style with rendered elevations and a hipped tiled roof, Newbury presents an excellent family home offering well proportioned three bedroomed accommodation, extended at ground floor level and including delightful good sized gardens, off street parking and garaging.

The accommodation is particularly well presented internally, benefitting from excellent natural light and views well beyond neighbouring houses to the Derwent Valley hillsides. An extended patio terrace enjoys a south and westerly aspect whilst the principal gardens offer ample opportunity for safe child play and scope for the keen gardener to further landscape. A purpose built studio/workshop provides a useful hobby space or additional garden room.

Situated within this established residential cul-de-sac, popular for its convenient access to both the school facilities in Darley Dale and Matlock, the house is set well away from the main thoroughfare whilst good road communications lead to the surrounding centres of employment with Bakewell, Chesterfield and the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Detached 3 bed property
- Deceptively spacious accommodation
- Well maintained
- 2 reception rooms
- Garden room
- Large garden
- Garage
- Parking
- Workshop
- Gas fired central heating
- UPVC double glazing
- Superb views
- Viewing highly recommended

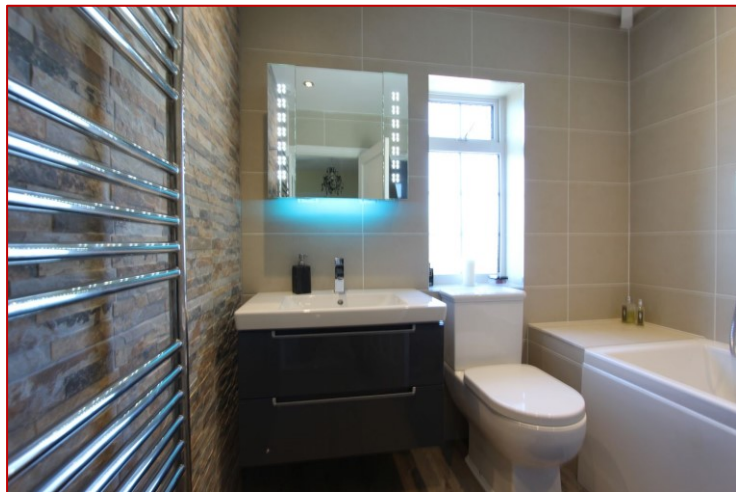


**RICS**

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## ACCOMMODATION

Set within an arched doorway a mock panelled UPVC double glazed door, with decorative glazing, opens to an **entrance vestibule** with tiled floor, coat hanging and a further door panelled with leaded glazing and side windows plus brass knob and letter box (believed to be original to the property), opens to the ...

**Hallway** – 3.23m x 2.3m (10' 7" x 7' 7") retaining the original black and white tiled floor and with stairs leading to the **first floor**, useful under stairs storage and window to the side. A multi-paned door opens to the ...

**Dining Room** – 4.19m x 4.1m (13' 9" x 13' 6") overall, the longer measurement including the front facing bow window. There is a corniced ceiling, picture rails, additional side aspect window, ceiling and wall light points and, as a focal point to the room, an elegant iron fire surround set with Living Coal gas fire to a black tiled hearth.

From the hall, a similar multi-paned door opens to the ...

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**Kitchen** – 4.1m x 2.26m (13' 6" x 7' 5") well fitted with a range of high and low level cupboards and drawers all having a limed oak finish and incorporating glazed display shelving. With granite effect work surfaces and built in appliances to include dishwasher, eye level double oven/grill, four ring gas hob with extractor fan above and refrigerator. Complementary ceramic tiling, window and glazed UPVC door opening to the ...

**Garden Room** – 3.45m x 2.77m (11' 4" x 9' 1") average. With obscure glazing to one wall, Polycarb roof and French doors leading to the rear gardens.

Off the garden room there is access to a **cloak room** with low flush WC and corner wash hand basin. **Boiler store** with space for utility storage and housing the gas fired combination condensing boiler which serves the central heating and hot water system.

**Sitting Room** – 4.13m x 4.13m (13' 7" x 13' 7") plus 2.64m x 1.43m (8' 8" x 4' 8") the shorter measurements taken into an extension being well glazed to two elevations and allowing superb views across the gardens and to the hillside across the Derwent Valley. The main living area includes a corniced ceiling with centre rose plus a Living Coal gas fire to a cast surround, black tiled hearth and substantial painted surround.

From the hallway, stairs lead to the first floor landing, well proportioned with ample room for occasional furniture and with access to the **loft** with drop down ladder.

**Bathroom** well fitted with a luxury modern suite to include low flush WC, spa bath having dual head mixer shower above, and a broad wash hand basin set above broad drawer storage. The room is finished with contrasting wall tiling in neutral shades, karndean floor covering and with fitted glazed shower screen, ceiling mounted extractor fan and obscure glazed window.

**Bedroom 1** – 4.13m x 3.54m (13' 7" x 11' 7") minimum, the shorter measurement not including the range of built in full width and full height wardrobes which provide an excellent range of up-to-date storage. There is a corniced ceiling, picture rails and truly delightful views across the gardens at the rear and beyond neighbouring roof tops towards the hillsides which rise to Bonsall Moor straight ahead, Bolehill and Riber in the distance to the left plus Wensley and Stanton Moor in the west.

**Bedroom 2** – 3.85m x 3.83m (12' 8" x 12' 7") with corniced ceiling, picture rails, built in wardrobe and other storage plus front aspect window with wooded back drop above Hackney beyond the neighbouring properties.

**Bedroom 3** – 2.59m x 2.58m (8' 6" x 8' 6") with picture rails and front aspect window.

## OUTSIDE

Complementing the excellent family accommodation, and one of the surprising benefits of Newbury, is the larger than expected gardens which lie at the rear. Generous lawns with planted borders, hedged boundaries and paved pathways which include **shed** and an attractive purpose built **workshop** which benefits from electric light and power. Adjacent to the house, a stone paved patio is extended with a decked terrace which takes full advantage of the south and westerly aspect, ideal for outdoor dining and entertainment. There are the added benefits of outdoor electric and water, the whole area ideal for family recreation with opportunity for the keen gardener.

Fronting the house is a forecourt garden, well stocked with a variety of low growing shrubs, plants and evergreens, all sheltered behind a maintained privet boundary. Across from the house, stands the **large single garage** with up-and-over door and side-by-side parking at the front.

**TENURE** – Freehold.

**SERVICES** – All main 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 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.

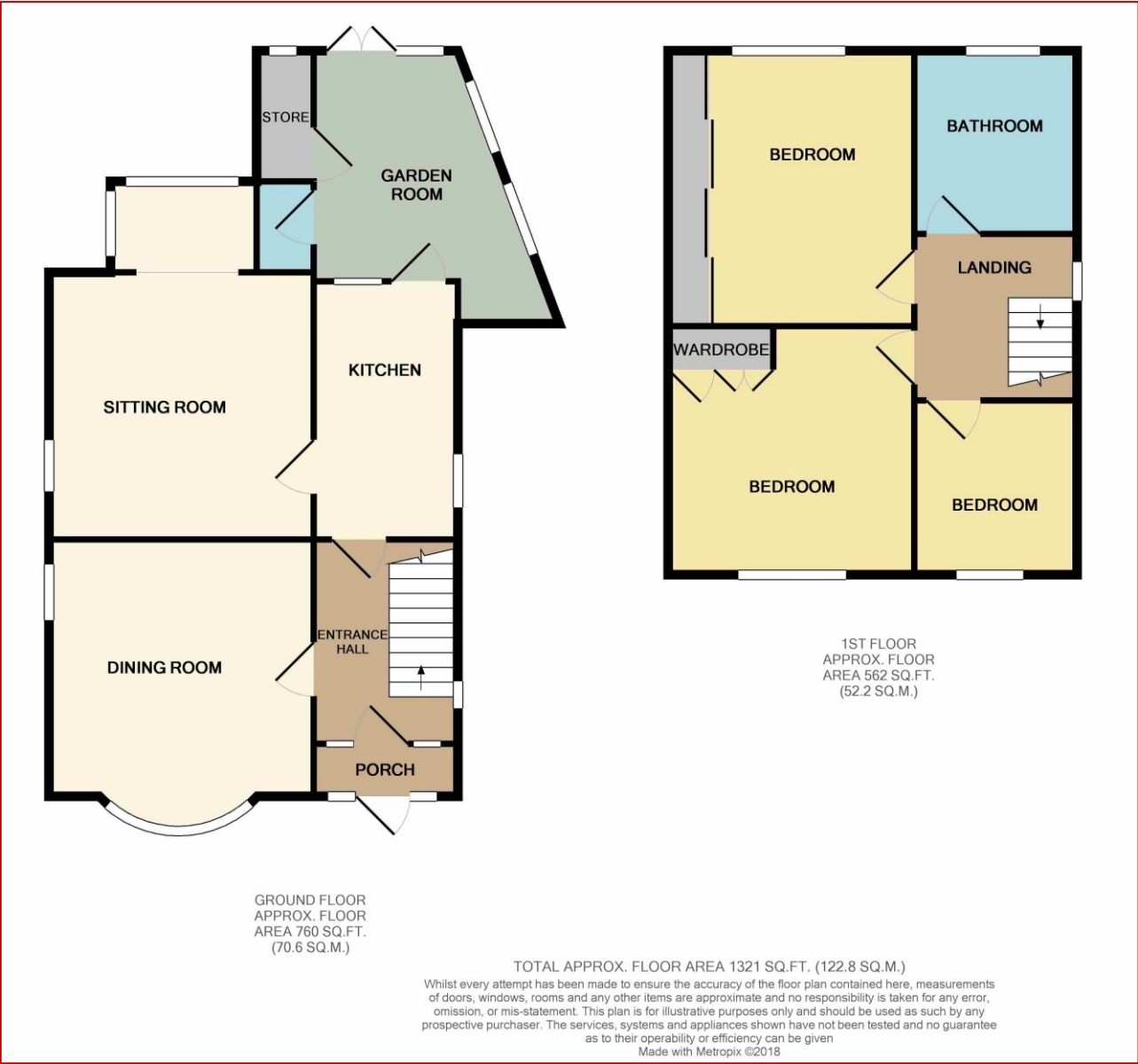
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**DIRECTIONS** – From Matlock Crown Square, take the A6 north towards Darley Dale. After passing the Whitworth Hospital, turn right into Old Hackney Lane and then first left onto Darley House Estate. Rise to the top of the road before bearing left and Newbury can be found on the left hand side.

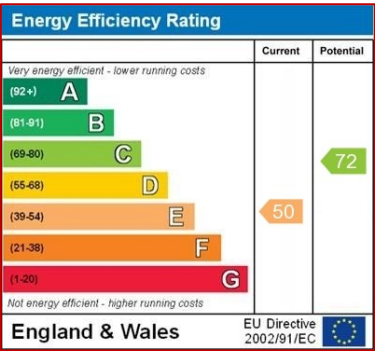
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

**Ref:** FTM9670

**Floor Plan**



**EPC Graph**



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