

**COVEHITHE  
DARLEY AVENUE  
DARLEY DALE  
MATLOCK  
DERBYSHIRE DE4 2GB**



**O A £415,000**

**A modern detached stone built home providing generously proportioned four bedroom accommodation.**

Standing tucked away from any main thoroughfare yet particularly convenient for the shops and amenities of Darley Dale, this well proportioned and well presented property provides an excellent opportunity for the growing family and those who appreciate the benefits of a quality modern family home. Built in the early 1990's of local stone beneath a tiled roof, the house stands to a mature garden plot and tucked away at the head of a cul-de-sac within an established residential location. The spacious accommodation includes two reception rooms, four bedrooms and two bathrooms, with the benefit of excellent circulation space to the hallway and landing. There is also a double garage and off street parking.

The property is conveniently placed for the wide range of local shops, schools and other amenities available in Darley Dale and neighbouring Two Dales, whilst good road communications also lead to neighbouring market towns of Matlock (3 miles), Bakewell (5 miles), Chesterfield (10 miles). The delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Modern four bedroom detached property
- Generously proportioned accommodation
- Double garage
- Gardens
- Head of cul-de-sac position
- Master bedroom with en-suite shower room
- Three further double bedrooms
- Viewing highly recommended

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## PHOTO GALLERY:



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## ACCOMMODATION

Set within an open porchway with coach light and tiled step, a hardwood multi-panelled door opens to a **reception hallway** with ample space for occasional furniture, stairs leading off to the first floor with useful storage cupboard beneath, whilst doors lead off to the principal ground floor rooms.

**Sitting Room** – 6.15m x 4.01m (20' 2" x 13' 2") with dual aspect to both front and rear, the front incorporating a deep bay being uPVC double glazed and with broad display sill. To the rear there are sliding patio doors, which allow views and access to the tree lined gardens. The room is finished with a corniced ceiling, twin ceiling lights and a living coal gas fire inset above a raised grey marble hearth and within an oak surround.

**Fitted Kitchen** – 3.56m x 2.96m (11' 8" x 9' 9") fitted with an extensive range of cupboards and drawers and work surfaces which incorporate a 1½ bowl stainless steel sink unit. There is a four ring gas hob with extractor hood above, eye level oven and grill and plumbing for an automatic dishwasher. There is a front aspect window, spot lighting and door leading off to a...

**Utility Room** – 2.88m x 2.35m (9' 5" x 7' 9") a useful utility space with external door leading to and from the side of the house. There is plumbing for an automatic washing machine beneath a work surface, together with a built-in full height airing cupboard which houses the gas fired combination boiler.

**Cloakroom** – fitted with a modern low flush WC and rectangular wash hand basin set above a low level cabinet. Chromed ladder radiator and ceramic tiling to the floor and window sill.

**Dining Room** – 3.1m x 3.58m (10' 2" x 11' 9") the measurements not including the protruding bay window which allows good natural light and views across the rear garden.

From the reception hallway, stairs rise and return to a broad **galleried landing** having access to the roof void and doors off to the remaining accommodation.

**Master Bedroom 1** – 6.06m x 2.9m (19' 11" x 9' 6") measured overall, a generous double bedroom with two front facing windows and space to create a dressing area where a door leads off to an...

**En-Suite Shower Room** – with a white suite to include low flush WC, pedestal wash hand basin and corner walk-in shower cubicle with curved sliding door and thermostatic shower fitting. Chromed ladder radiator, complementary splash back tiling, extractor fan and obscured glazed window.

**Bedroom 2** – 3.42m x 2.88m (11' 3" x 9' 5") the measurement not including the deep door recess. The smaller of the four double bedrooms and with a front aspect window.

**Bedroom 3** – 4.04m x 3.19m (13' 3" x 10' 6") a good double bedroom with views over and beyond the rear garden.

**Bedroom 4** – 3.57m x 3.14m (11' 9" x 10' 3") again a well proportioned double room with similar rear views.

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**Family Bathroom** – with ceramic tiling to half height, the room is fitted with a pedestal wash hand basin, low flush WC and panelled bath having mixer shower tap. Obscured glazed window to the front, extractor fan and electric shaver point.

## OUTSIDE

Situated at the head of the Darley Avenue cul-de-sac and accessed by a private driveway shared with the neighbouring house, both of which enjoy a good degree of privacy through mature tree planting and shrub borders. The drive gives way to a private driveway which provides side by side car standing and access to a...

**Detached Double Garage** – stone built, as with the house, beneath a tiled roof. There is an up and over door, electric, power and light, together with a window and personnel door to one side.

Pathways lead to each side of the house where mature gardens continue and lead to the rear. A level lawned garden of triangular shade is bounded by mature trees beyond the boundary providing an excellent degree of privacy and shelter. There are pleasant sitting areas, further well stocked borders, all providing opportunity for family recreation and the keen gardener alike.

**TENURE** – Freehold.

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

**COUNCIL TAX** – Band E

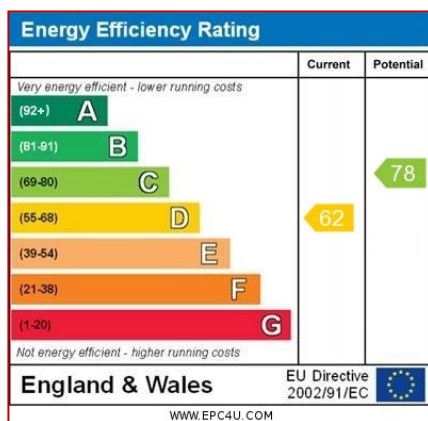
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square, take the A6 north to Darley Dale. Just after the parade of shops, turn right onto Broadwalk and then Darley Avenue is the seventh turn on the left.

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

**Ref: FTM9707**

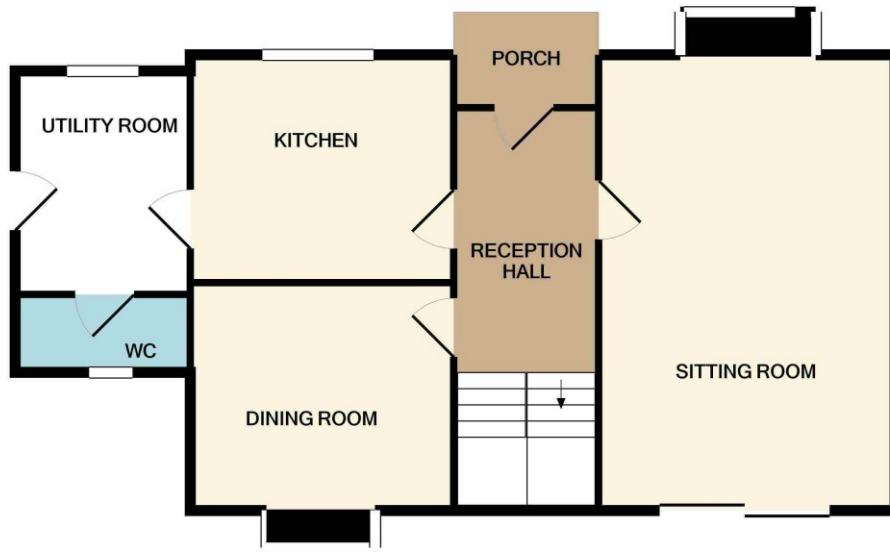
## EPC Graph



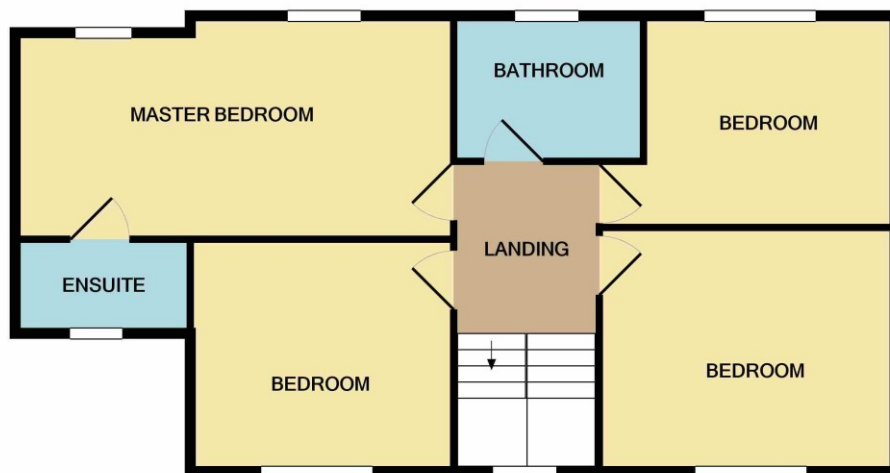
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## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 756 SQ.FT.  
(70.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 744 SQ.FT.  
(69.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1501 SQ.FT. (139.4 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

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