

**MALVERN
CHURCH ROAD
CHURCHTOWN
DARLEY DALE
DERBYSHIRE DE4 2GL**



Offers Around £295,000

An attractive 1930s stone built bungalow with ample parking, pleasant garden and enjoying a well regarded location.

Stone built beneath a hipped slate roof, this detached 1930s bungalow presents a rare opportunity for those seeking single storey living or for those reaching retirement years. The property offers scope for modernisation and perhaps further extension. The original two bedroom accommodation offers a degree of versatility and is complemented by a good sized garden plus ample car parking.

Situated in the popular Churchtown area of Darley Dale, the property lies on the fringe of the village, handy for access to nearby countryside, local primary schooling and the delightful Whitworth Park. Darley Dale and Two Dales offer a wide range of local shops and amenities including hairdressers, pharmacy, health care centre, post office, newsagents, public houses and general stores. The neighbouring market towns of Matlock 3 miles, Bakewell 5 miles, Chesterfield 10 miles are also readily accessible as are the wider delights of the Derbyshire Dales and Peak District National Park.

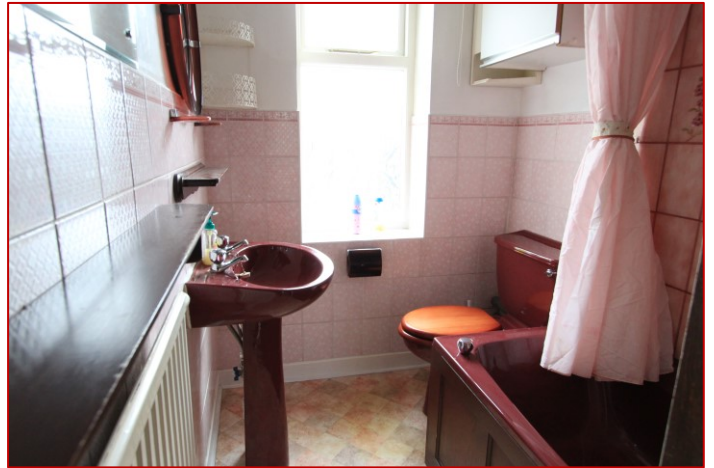
- Detached bungalow
- 2 Bedrooms
- Conservatory
- Pleasant gardens
- Ample parking
- Popular location
- Handy for the wide range of local amenities
- Viewing highly recommended



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
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ACCOMMODATION

Sheltered beneath a timber and slate canopy, a UPVC double glazed front door opens to a **central hallway** off which traditional panelled doors lead to the principal accommodation whilst a drop down loft ladder provides access to the:

Attic Room – 4.25m x 3.52m (13' 9" x 11' 5") offering useful ancillary space, the room is finished with attractively painted timber lining and with a variety of doors opening to built in eaves storage. A bifold door encloses the room from the loft hatch whilst a Velux roof light provides a pleasant outlook across the gardens in a southerly direction.

Sitting Room/Bedroom 1 – 4.01m x 3.68m (13' 1" x 12' 1") with lead effect UPVC double glazed window to the front, two wall light points and an attractive 1930s style fireplace with tiled and iron fireplace inset to a mahogany surround, above a grey marble hearth. To one side, a built in display/TV plinth.

Bedroom 2 – 3.7m x 3.97m (12' 1" x 13') with similar front facing window, a good double bedroom with wall mounted overbed lighting.

Living Room – 3.68m x 3.34m (12' 1" x 10' 9") a pleasant living space with open aspect to the adjoining **conservatory** which gives views across the gardens. With pine boarded floor and broad open doorway with substantial timber lintel and exposed stonework which provides a pleasant open aspect and access to a:

Conservatory – 2.65m x 2.5m (8' 7" x 8' 2") of UPVC double glazed construction above low stone walls and including fitted blinds to the ceiling and windows plus the benefit of a ceiling mounted fan light. There is a ceramic tiled floor and central heating radiator. The room enjoys a pleasant southerly aspect, the blinds and heating to encourage all year round use and French doors allow access to the patio and gardens.

Bathroom fitted with a coloured suite to include spa bath, low flush WC and pedestal wash hand basin. There is a thermostatic mixer shower above the bath, complementary ceramic tiling and hardwood double glazed window.

Dining Room – 4.04m x 3.30m (13' 2" x 10' 8") accessed from the hallway and the kitchen, a good additional living or dining space and, again, with the benefit of views across the garden. There is a full height built in cupboard within which is the gas fired combination condensing boiler serving the central heating and hot water system. With display recess to the chimney breast and door leading off to the:

Fitted Kitchen – 4.08m x 1.86m (13' 4" x 6' 1m) fitted with a range of high and low level cupboards, work surfaces and sink unit with waste disposal unit (not tested). There is plumbing for a dishwasher and washing machine, four ring gas hob, high level built in double oven and extractor fan. Two side facing windows and complementary ceramic tiling.

OUTSIDE

To the front of the property, a gravelled driveway provides car standing for several vehicles, sheltered behind a low natural stone wall and gated paths lead to each side. The main gardens are found at the rear, principally level and which enjoy a southerly aspect. Adjacent to the house, paved patios are set aside of a former fishpond and from where three shallow steps lead to a long lawn running almost the full length of the garden, interspersed with evergreen shrubs, trees and herbaceous borders. An evergreen screen shields a utility area set aside of a **timber**

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shed. There is an additional **store** and **summer house** within the garden, all offering ample opportunity for the keen gardener and family recreation.

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 D.

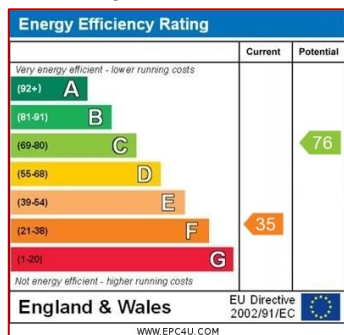
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take the A6 north travelling for around two miles to Darley Dale. On reaching Red House, opposite St Elphins Park, turn left into Old Road. Proceed to the following cross roads, go straight across and continue into Churchtown. After passing St Helens Church, continue for a further 100m and Malvern can be found on the right hand side.

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

Ref: FTM9712

EPC Graph



Awaiting Floor Plan