

**19 CARLTON AVENUE
DARLEY DALE
NR MATLOCK
DERBYSHIRE DE4 2HW**



O A £425,000

A beautifully presented and very well maintained four/five bedroom family home with spacious garage workshop, delightful gardens and views, all situated within a highly regarded residential location.

An individual plot at the head of a cul-de-sac, this quite exceptional family home combines generously proportioned living space, attractive gardens and a particularly spacious integral garage and workshop. A closer inspection will reveal the property to be maintained and presented to a high standard throughout, the internal accommodation briefly comprising reception hall, sitting room, dining/conservatory, kitchen, utility room and cloak room with access to the lovingly maintained garden with views over the valley. On the first floor there is a wonderfully spacious master bedroom with en-suite and a guest bedroom with en-suite. There are two further double bedrooms, a family bathroom and office (bedroom five). The elevated position enhances the fabulous views from the first floor, over the surrounding dales countryside.

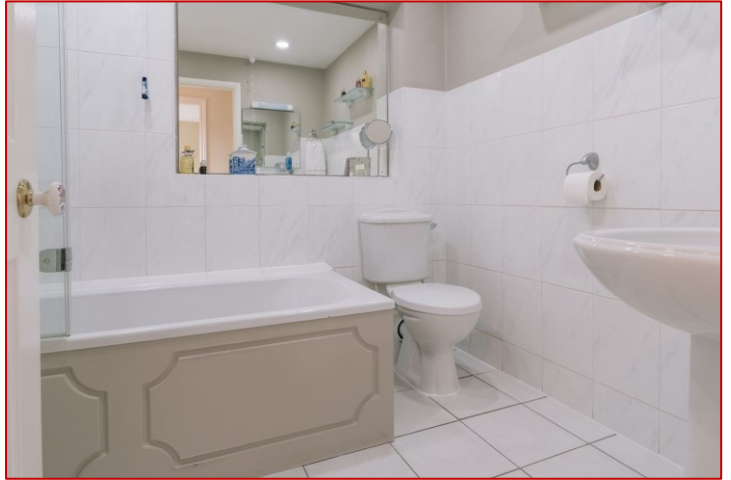
The house is set well back from the main thoroughfare, yet conveniently placed for access along and around the Derwent Valley, the delights of the Peak District and Derbyshire Dales countryside all readily accessible. Good road communications also link the neighbouring market towns of Matlock 3 miles, Bakewell 5 miles, Chesterfield 10 miles. The property lies within the well respected Lady Manners School catchment area and the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Well presented and maintained family home
- Conservatory
- Spacious garage workshop
- Delightful gardens and views
- UPVC double glazing
- Gas fired central heating
- Convenient location
- Viewing highly recommended



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ACCOMMODATION

To the front of the property, a traditional styled hardwood double glazed front door opens to a **reception hallway** providing ample space for occasional furniture and from where quality and style, which continues throughout the house, is first seen. There is a high quality oak laminate floor, dado rail and stairs which rise to the **first floor**. From the **inner hall** there is access to a:

Cloak Room tiled to dado height and with ceramic tiled floor. There is a modern wash hand basin set above built in laminate faced cupboards, low flush WC, vanity mirror and extractor fan.

Fitted Kitchen – 4.46m x 2.97m (14' 8" x 9' 9") maximum. Well fitted with a range of modern cupboards and drawers which are complemented by black granite work surfaces which incorporate a draining position to the side of a deep stainless steel sink unit. Built in storage cupboards include deep pan drawers, corner carousel whilst integral appliances include induction hob, eye level oven and microwave, dishwasher, fridge and freezer. There is a matching granite breakfast table, tile effect laminate floor, corniced ceiling and window looking across the rear

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deck and gardens. Concealed to a wall cupboard is a new Worcester gas fired combination condensing boiler which serves the central heating and mains pressure hot water system.

The kitchen is accessed off the hall via a pair of multi-paned glazed doors and a similar single door leads to a:

Utility Room – 2.49m x 1.65m (8' 2" x 5' 5") fitted with similar cupboards, roll edge work surface and stainless steel sink unit. There is plumbing for an automatic washing machine, continuation of the laminate tile-effect floor and a UPVC double glazed door providing access to the timber deck and gardens. A personnel door opens to the **integral garage** which also has a separate personnel door from the hallway by the entrance.

Sitting Room – 6.18m x 3.33m (20' 4" x 10' 11") finished with a continuation of the oak effect laminate flooring from the hall together with a corniced ceiling and as a focal point to the room, a broad modern stone fireplace with black granite hearth and inset with a contemporary Living Coal gas fire with remote control function. As with much of the house, the room enjoys excellent natural light with a broad two paned window to the front, second window facing the side gardens at the rear and two pairs of bifold doors which can fully open to the adjacent:

Conservatory – 4.55m x 3.1m (14' 11" x 10' 3") of hardwood double glazed construction above low stone walls, the room adds excellent additional living space whether to create a formal dining area, space for relaxation and certainly to enjoy the outlook across the gardens on three sides. The conservatory has south and easterly aspects enjoying sun for much of the day and there are two pairs of double doors providing external access to the decking and garden.

From the reception hall, stairs rise to the first floor **landing** having access to the **roof void** and doors off to the bedroom and bathroom accommodation.

Guest Bedroom 1 – 6.5m x 2.9m (21' 4" x 9' 7") maximum. A generously proportioned double bedroom which enjoys superb views down the valley towards the wooded slopes which stand above Rowsley, Haddon and Chatsworth. There is a deep storage cupboard set above the bulk head, fitted wardrobe, access to the second **roof void** and door opening to an:

En-Suite Shower Room fitted with a broad tiled shower cubicle, low flush WC and wash hand basin set to a granite effect work surface and built in cabinets, all backed by a full width mirror. Chrome ladder radiator, electric shaver point and extractor fan.

Master Bedroom 2 – 6.2m x 4.46m (20' 5" x 14' 8") maximum. A particularly spacious double bedroom with a good range of modern built in wardrobes. This room has a pleasant rear aspect overlooking the gardens to the south and an interesting outlook across towards Peak Rail sidings, Stanton Lees and surrounding woods which rise to Stanton Moor. Off the bedroom is an:

En-Suite Shower Room fitted with a white suite to include low flush WC, pedestal wash hand basin and broad walk in shower cubicle with folding screen, dry board surround and thermostatic shower. Electric shaver point, ceramic tiled floor and ceiling mounted extractor fan.

Family Bathroom fitted with a white suite to include low flush WC, pedestal wash hand basin and panelled bath with modern glazed shower screen and contemporary shower fitting. Ceiling mounted extractor fan, recessed vanity mirror and electric shaver light.

Study – 3m x 1.34m (10' x 4' 5") offers opportunity as a fifth bedroom but also an excellent work room overlooking the rear gardens.

Bedroom 3 – 3.49m x 3.3m (11' 5" x 10' 10") a rear facing double bedroom enjoying excellent natural light and with a range of recently fitted built in wardrobes with sliding mirrored doors, internal hanging and shelved storage.

Bedroom 4 – 3.3m x 2.58m (10' 10" x 8' 6") a front facing double bedroom, again with a broad double paned window allowing excellent natural light and distant views.

Integral Garage and Workshop – 9.3m x 4.3m (30' 5" x 14' 2") maximum. Offering sufficient parking for three cars, excellent workshop and hobby space, with a fully insulated, powered up-and-over door, electric, power, light, centrally heated, with hot and cold water supply, rear facing double glazed window and personnel doors from the hall and the utility room.

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OUTSIDE

From the end of the cul-de-sac a broad block paved drive provides car standing, access to the integral garage and front entrance of the house.

Complementing this excellent family house, are delightful gardens which lie principally to one side and rear and positioned to enjoy sun for much of the day and views across the valley towards Stanton Woodhouse and the slopes rising to the moor beyond. Gardens are principally laid to lawn surrounded by colourful flower and shrub borders planted with a variety of shrubs and perennials. The garden forms a triangle to the upper boundary where there is a paved patio taking advantage of the sunny position, timber **summerhouse** and **store**, both with power and lighting. The gardens are sheltered within maintained beech and evergreen hedging and timber fencing to the lower boundary with access directly to the footpath which serves the hillside.

Adjacent to the conservatory at the rear is a timber decked terrace ideal for relaxation and outdoor entertaining.

TENURE – Freehold.

SERVICES – All main 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.

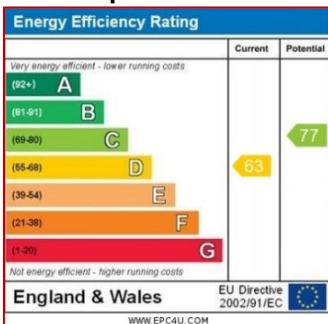
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 north to Darley Dale. Proceed through Darley Dale passing the light commercial units on the left before turning right into Northwood Lane. Turn first right into Carlton Avenue and proceed to the far end of the cul-de-sac where No. 19 can be found to the left hand side identified by the Agent's For Sale board.

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

Ref: FTM9603

EPC Graph



Awaiting Floor Plan

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