

**11 LABURNUM CLOSE
DARLEY DALE
MATLOCK
DERBYSHIRE DE4 2QX**



O A £115,000

An easily managed one bedroom home, offered with the benefit of a discounted price under a Derbyshire Dales District Council First Time Buyer Scheme.

Designed and built with first time buyers in mind and as part of a well regarded residential development, this modern one bedroom home is offered with the benefit of a discounted price under the Derbyshire Dales District Councils First Time Buyer Scheme. There is the advantage of a conservatory extension, easily managed garden and off street parking, all ideally suited to the young professionals, single occupant and perhaps retiree, all of who will appreciate the low maintenance living.

Darley Dale and neighbouring Two Dales boast a good range of local shops, schooling and other amenities. The house enjoys a pleasant cul-de-sac position, handy for the White Peak Cycle loop, Peak Rail and the delightful Whitworth Park. The wider recreational delights of the Derbyshire Dales are all readily accessible, whilst good road links lead to Bakewell, Chesterfield, Alfreton and the cities of Sheffield, Derby and Nottingham each lie within daily commuting distance.

- Offered under DDDC First Time Buyer Scheme
- Discounted price
- Modern semi-detached home
- One double bedroom
- Conservatory
- Gardens
- Parking
- Sought after location
- Viewing highly recommended

PHOTO GALLERY:



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

An attractive composite front door, with glass lights, opens to an **entrance lobby**, which in turn is open to the...

Kitchen – 3.05m x 2.11m (10' x 6'11") fitted with a good range of modern cupboards, drawers and work surfaces, together with a white porcelain sink, plumbing for an automatic washing machine, electric and gas cooker points. There is a front aspect window and the wall-mounted gas fired combination boiler which serves the central heating and hot water system.

From the **lobby**, a door leads to the...

Sitting room – 4.69m x 3.08m (15' 5" x 10' 1") with access to a deep walk-in store to the side of stairs, which lead to the first floor. Finished in a similar modern style and with patio style doors opening to the ...

Conservatory/Garden room – 2.87m x 2.59m (9' 5" x 8' 6") an excellent addition to the original house and providing valuable additional space. It is of hardwood, double glazed construction and with an insulated ceiling which aids use year round. There is also laminate flooring and French doors open to the patio gardens at the rear.

Stairs rise from the sitting room to the first floor, with a side aspect window allowing natural light from a half landing. There is access to the roof void and deep walk-in store.

Shower room – 2.27m x 2.13m (7' 5" x 7') well fitted with a modern white suite to include a pedestal wash hand basin, low flush WC and a broad walk in shower cubicle, having a fixed glass screen, 'drench' overhead shower and additional pencil spray. The room is finished with full height ceramic wall tiling, in neutral shades, wood grain laminate flooring and ladder radiator.

Double bedroom – 3.08m x 3.06m (10' 1" x 10') a good sized bedroom with rear aspect window and built in wardrobe.

OUTSIDE

At the front of the house, a drive provides private car parking. Paths lead to the side and to the rear where there is an enclosed and easily managed patio garden, laid with attractive stone paving and fenced boundaries.

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 A

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.

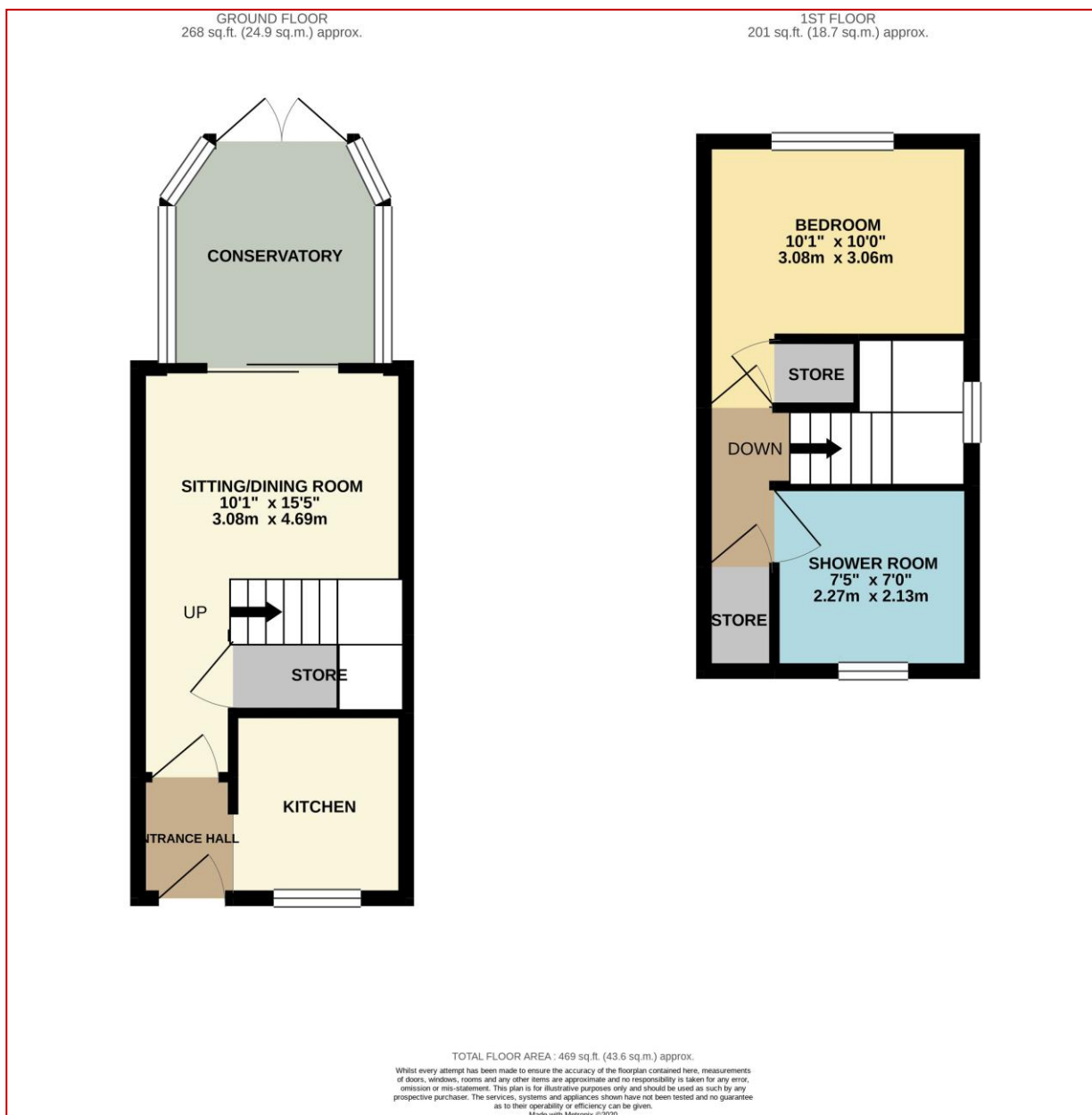
DIRECTIONS – From Matlock Crown Square, take the A6 north and proceed towards Darley Dale. On passing St Elphins Court, turn right into Old Road. At the following crossroads drive straight ahead and on into Church Lane. Continue past the Church cross the Peak Rail crossing before turning next right into Butts Road, immediately right again into Willow Way and right again into Laburnum Close. Follow the road around and No. 11 is on the right hand side.

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

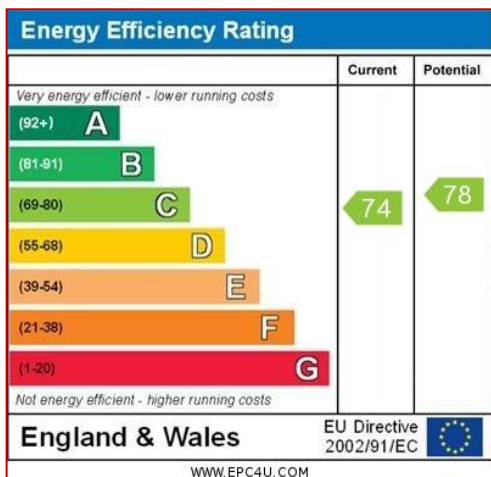
Ref: FTM 9773

www.fidler-taylor.co.uk

FLOOR PLAN



EPC GRAPH



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.