

**41 PARK AVENUE  
DARLEY DALE  
MATLOCK  
DERBYSHIRE DE4 2FX**



**O A £275,000**

**A detached three bedroom bungalow within a most sought after residential location.**

Built in the 1970s as part of The Parkway residential development, this brick built detached bungalow presents an excellent opportunity for retirees, the professional couple or small family. The property has the benefit of UPVC double glazing and gas fired central heating together with easily managed gardens, ample off street parking and a detached single garage.

The location is highly sought after for its convenient and almost level access to a wide range of local shops and facilities to include doctors surgery, pharmacy, general stores, hairdressers amongst others together with the delightful Whitworth Park also close by.

Good road communications lead to the neighbouring market towns of Matlock, Bakewell and Chesterfield whilst the recreational opportunities offered by the Derbyshire Dales and Peak District countryside are all close at hand.

- Detached 3 bed bungalow
- Sought after residential location
- Easily managed gardens
- Detached single garage
- Ample off street parking
- Gas fired central heating
- UPVC double glazing
- Viewing highly recommended



**RICS**

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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## ACCOMMODATION

From the driveway at the side of the property, a UPVC double glazed door opens to an **entrance hall** with a door off to:

**Bedroom 3/Study** – 2.83m x 1.91m (9' 3" x 6' 3") a useful third bedroom, guest or hobby space with front aspect UPVC double glazed window.

**Sitting Room** – 6.77m x 3m (22' 2" x 9' 8") accessed off the entrance hall and with separate access to an **inner hallway** which leads to the remaining accommodation. The room is well proportioned with ample space to create a dining area and benefits from good natural light with side facing window and a broad bowed window looking across the front gardens. The room is finished with a corniced ceiling, combination ceiling and wall lights and a modern fireplace with a living coal electric fire.

An inner hall has access to the **roof void** and doors leading off to:

**Kitchen** – 2.84m x 2.83m (9' 3" x 9' 3") well fitted with a range of oak fronted cupboards and drawers plus work surfaces which integrate a stainless steel sink unit. There is a four ring gas hob with extractor canopy above, eye level electric oven, plumbing for an automatic washing machine and space for additional under counter white goods. A UPVC double glazed window faces to the side together with an adjacent door which gives a second external access off the driveway.

**Shower Room** fully tiled and fitted with a walk in corner shower cubicle with sliding curved screens and mixer shower fitting, a low flush WC and wash hand basin off set to a vanity surface with cupboards beneath. There is an obscure glazed window, towel radiator and a built in airing cupboard which houses the gas fired combination boiler which serves the central heating and hot water system.

**Bedroom 1** – 4.22m x 3m (13' 8" x 9' 8") a good sized double bedroom fitted with attractive modern wardrobing with matching dressing table and bedside cabinets. The room has a rear aspect across the patio garden.

**Bedroom 2** – 3.22m x 2.83m (10' 6" x 9' 3") a comfortable second bedroom or alternative sitting room which benefits from sliding patio doors to the rear gardens.

## OUTSIDE

The house is set well back from the road by a deep lawned garden with an attractive shrub border. A tarmac driveway leads to the side of the house providing car standing for several vehicles and access at the rear to a:

**Detached Single Garage** brick built with up-and-over electric door, electric, power and light.

By the garage, and rear of the bungalow, a pair of wooden gates enclose the rear gardens which have been landscaped for ease of maintenance. The gardens are principally laid to a paved patio with deep herbaceous perimeter borders stocked with attractive shrubs and perennials. Outside tap.

**TENURE** – Freehold.

**COUNCIL TAX** – Band C.

**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.

**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 beyond the Whitworth Institute before turning right into The Parkway. Turn first right again into Park Avenue and follow the road for around 200m. The road bends round to the right and No. 41 can be found on the left hand side.

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

**Ref:** FTM9805

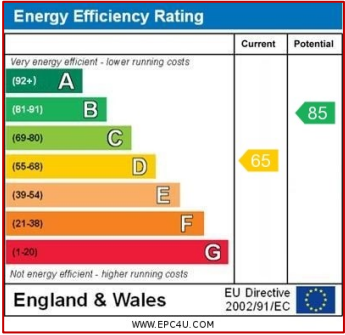
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Floor Plan



EPC Graph



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