

**2 SIR JOSEPHS LANE
DARLEY DALE
MATLOCK
DERBYSHIRE DE4 2GY**



O A £335,000

A well appointed four bedroom detached home within a convenient cul-de-sac location.

Built in the 1980's by reputed local builder Lewis Jackson, this attractive detached home stands to a popular cul-de-sac, the design provides for versatile lifestyles with bedrooms to each floor offering opportunity for single storey living and ancillary space ideal for the homemaker or those with visiting guests. The property has remained in the same ownership since built and has clearly been well maintained and upgraded over the years to present a well appointed modern family home. Externally, there is also the benefit of a conservatory extension and attractive well stocked gardens, ample parking and garage.

There is ready access to a wide range of local shops and facilities within Darley Dale and neighbouring Two Dales, not to mention the recreational delights of Whitworth Park, the White Peak cycle loop and the wider attractions of the Derbyshire Dales and Peak District countryside. Good road communications also lead to the surrounding centres of employment to include Bakewell, Chesterfield and Alfreton, and the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Attractive and modern family home
- Popular residential location
- Four double bedrooms
- Spacious and versatile living accommodation
- Conservatory extension
- Well maintained and landscaped gardens
- Driveway and single garage
- Viewing highly recommended

PHOTO GALLERY:



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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

A uPVC double glazed door with matching side window opens to a **central hallway** with stairs leading off to the first floor, built-in cloaks cupboard and useful under stairs store. There is ample room for occasional furniture and doors lead off to...

Dining kitchen – 4.32m x 3.34m (14' 2" x 10' 11") fitted with an extensive range of modern cupboards and drawers complemented by marble effect work surfaces, which incorporate a 1½ bowl composite sink unit. There is a four ring gas hob with contemporary extractor fan above and glass splash back, eye level double oven and positions for dishwasher and washing machine. A door leads off to a...

Side porchway – with double glazed windows to front and back and finished with terrazzo tiled floor, a useful boot room and store.

Sitting room – 6.32m x 3.92m (20' 9" x 12' 10") maximum, a generously proportioned living space with ample room to accommodate a formal dining area, if required. There is the benefit of ceiling and wall light points, coved mouldings and as a focal point an elegant cream marble fireplace with hearth inset with a living coal gas fire. Extending the living area, sliding patio doors open to a...

Conservatory – 3.78m x 3.31m (12' 5" x 10' 10") of uPVC double glazed construction above low stone walls and finished with a heated ceramic tiled floor. A single door opens to the side patio, whilst a pair of glazed doors allow views and access to the main gardens.

Bedroom 1 – 3.18m x 2.9m (10' 5" x 9' 6") a versatile room of double bedroom proportioned finished with a corniced ceiling and windows looking across the gardens.

Bedroom 2 – 2.92m x 3.18m (9' 7" x 10' 5") a similar sized room with front aspect window giving opportunity as a ground floor bedroom, office or guest space.

Cloakroom / WC – a fully tiled room fitted with a coloured low flush WC and vanity wash hand basin with cupboard beneath.

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From the hallway, stairs rise to the first floor **landing** which leads to the remaining accommodation. There is access to the roof void and Velux roof light.

Bedroom 3 – 4.98m x 3.16m (16' 4" x 10' 4") overall, a well proportioned double bedroom fitted with an extensive range of wardrobing, bedside cabinets, high level storage and access to the eaves. A double glazed window being also secondary glazed looks across the gardens at the rear.

Bath and shower room – a well proportioned and fitted with a five piece suite to include panelled bath, pedestal wash hand basin, low flush WC, bidet and walk-in shower cubicle. The tasteful off-white suite is complemented by ceramic tiling to half height and the bath raised to a broad plinth. To one corner a built-in airing cupboard store is fitted with a range of shelving and houses the gas fired combination condensing boiler, which serves the central heating and hot water system.

Bedroom 4 – 4.99m x 3.18m (16' 5" x 10' 5") a fourth double bedroom again fitted with built-in storage, eaves storage and window facing the rear.

OUTSIDE

From the cul-de-sac, a globe topped stone wall with broad access opens to a gravel driveway across which the first part has a right of access shared with the two neighbouring houses. There is an area of gravelled hard standing and sitting area, mature and attractive flower and shrub borders. Off the driveway there is a **single garage** of stone and flat roof construction with up and over door, side personnel door, electric power and light.

The main gardens are found at the rear, which enjoy a sunny south and westerly aspect. The gardens have clearly been enjoyed and well tended over the years and comprise shaped lawns, dissected by pathways leading to and from a patio area to the side of the house, the conservatory entrance and a separate area to the other side which houses an aluminium framed **greenhouse**. Here there is a gated access leading around from the front and there is a cold water tap and timber shed. Adding plenty of colour and interest to the main garden are maintained shrub and flower borders flanked by evergreen boundaries and taller shrubbery providing privacy and shelter from the roadside.

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 Bakewell Road heading north to Darley Dale. Proceed through the centre of Darley Dale, passing the Whitworth Institute, the Broadwalk shopping parade and the Ground Inn before turning right into Whitworth Road. Turn immediately left into Sir Josephs Lane and no. 2 can be found set back on the left hand side, identified by the agent For Sale board, as the middle of three properties sharing the driveway entrance.

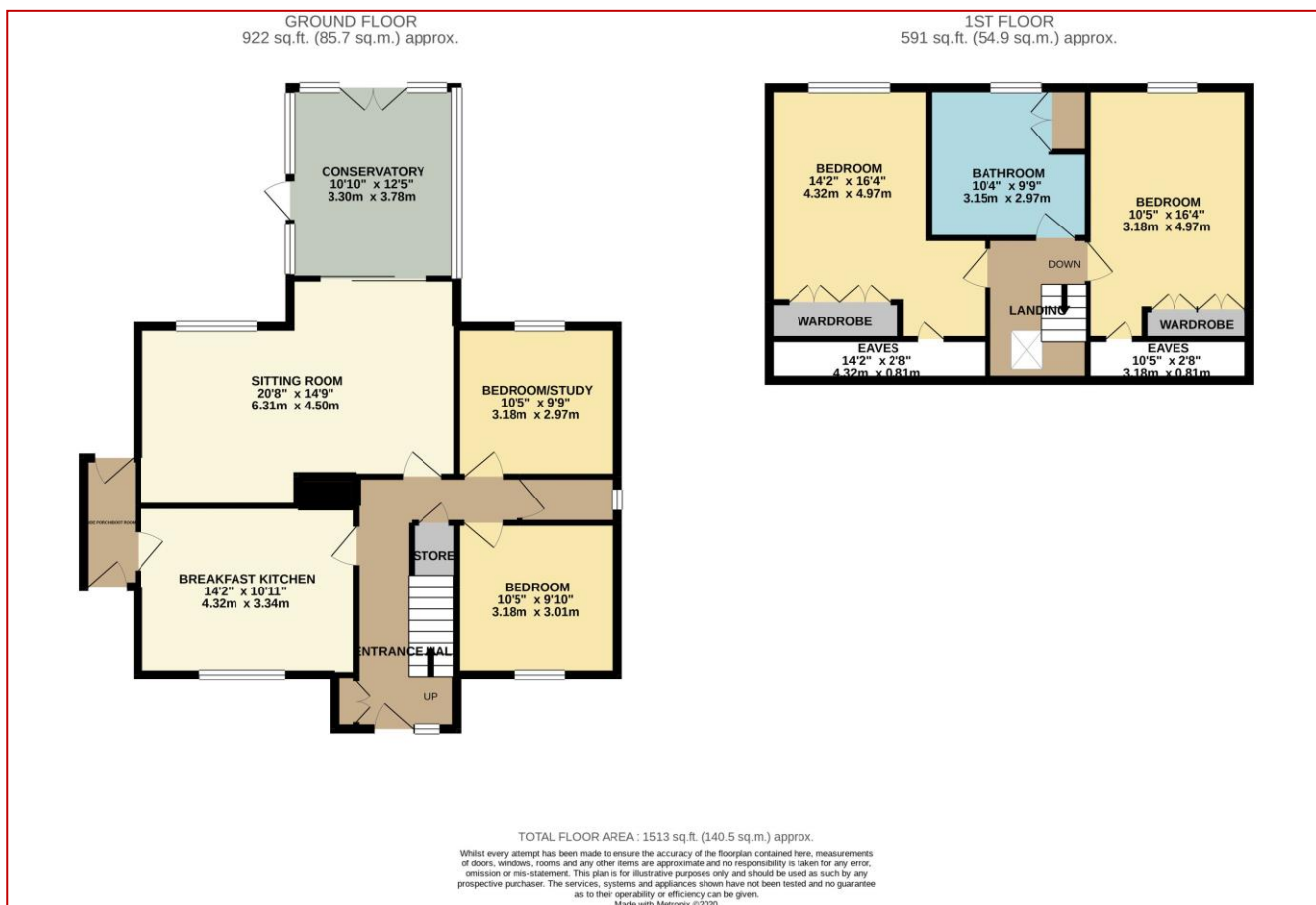
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9840

Awaiting EPC GRAPH

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FLOOR PLAN



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