

**72 NORTHWOOD LANE
DARLEY DALE
MATLOCK
DERBYSHIRE DE4 2HR**



O A £255,000

A traditional three bedroom semi-detached home, with fine views, from a sought after out of town location.

Standing to a well regarded residential address, on the outskirts of Darley Dale, this brick built semi-detached home has the benefit of ground floor extensions, which complement the original well balanced three bedroom living space, together with ample car parking, garage and gardens to both front and rear. The property is well suited to the growing family who may appreciate both the property and surroundings with access to the countryside of Darley Hillside, immediate access to an adjacent recreation field and the address also lying within the highly respected Lady Manners School, Bakewell catchment area.

Good road communications lead to the neighbouring market towns of Matlock, Bakewell and Chesterfield, whilst the cities of Sheffield, Derby and Nottingham are all within daily commuting distance. The wider delights of the Derbyshire Dales and Peak District National Park are also close at hand.

- Traditional semi-detached home
- Ground floor single storey extension
- Three bedrooms
- Spacious living accommodation
- Popular residential location
- Lady Manners School catchment area
- Well suited to the growing family
- Good sized front and rear gardens
- Shared driveway to 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 opens to a half glazed front porch, which shelters the main entrance door, which opens to an **entrance hallway** with corniced ceiling and stairs leading off to the first floor.

Sitting room – 3.78m x 3.79m (12' 5" x 12' 5") the measurements taken into the broad front facing bay window, which allows excellent natural light.

Fitted kitchen – 5.43m x 2.11m (17' 10" x 6' 11") of galley style and being fitted with an extensive range of built-in cupboards and drawers, complemented by work surfaces which integrate a 4-ring gas hob and stainless steel sink unit. There is an eye level electric oven, extractor fan, together with position for additional appliances. A door leads off to the...

Rear entrance porch – with windows to each side and external door opening to and from the rear gardens.

Dining room – 5.35m x 3.13m (17' 7" x 10' 3") this generously proportioned room incorporates a single storey extension with sliding patio doors which allow good natural light and views across the gardens. As a focal point to the room a living coal gas fire is set to a marble effect hearth and wooden surround. The room enjoys distant south facing views across the surrounding valley countryside.

From the entrance hall, stairs rise to the first floor **landing** with window to the side and access to the roof void.

Bathroom – 2.13m x 2.22m (7' x 7' 3") fitted with a well appointed shower suite to include a broad wash hand basin set above a low level cabinet, walk-in shower cubicle with glazed screens and chrome shower fitting, plus low flush WC. There is a chrome towel radiator, extractor fan and obscure glazed window.

Bedroom 1 – 3.35m x 3.45m (11' x 11' 4") a rear facing double room with built-in wardrobes and superb views across the gardens, neighbouring recreational grounds and along the valley landscape.

Bedroom 2 – 3.32m x 3.36m (10' 11" x 11') front aspect double bedroom again with built-in wardrobes and views beyond the neighbouring rooftops.

Bedroom 3 – 2.38m x 2.2m (7' 10" x 7' 3") a good single bedroom with similar views to the front.

OUTSIDE

The house has the benefit of good sized gardens to both front and rear, together with a driveway, shared with the neighbouring property, which leads to a...

Single garage – 4.88m x 2.51m (16' x 8' 3") with up and over door.

The front gardens include a broad level lawn, gently raised from the driveway height, and surrounded by herbaceous borders. The principal gardens are found to the rear including a patio terrace adjacent to the house, lawned gardens intersected with pathways and planted borders with a variety of shrubs and perennials. The gardens enjoy a delightful southerly aspect and again taking advantage of the views across the wooden slopes along the valley.

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

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 through Darley Dale before locating Northwood Lane off to the right hand side. Rise up the hill for around 400m and no. 72 can be found on the right hand side, identified by the agents For Sale board.

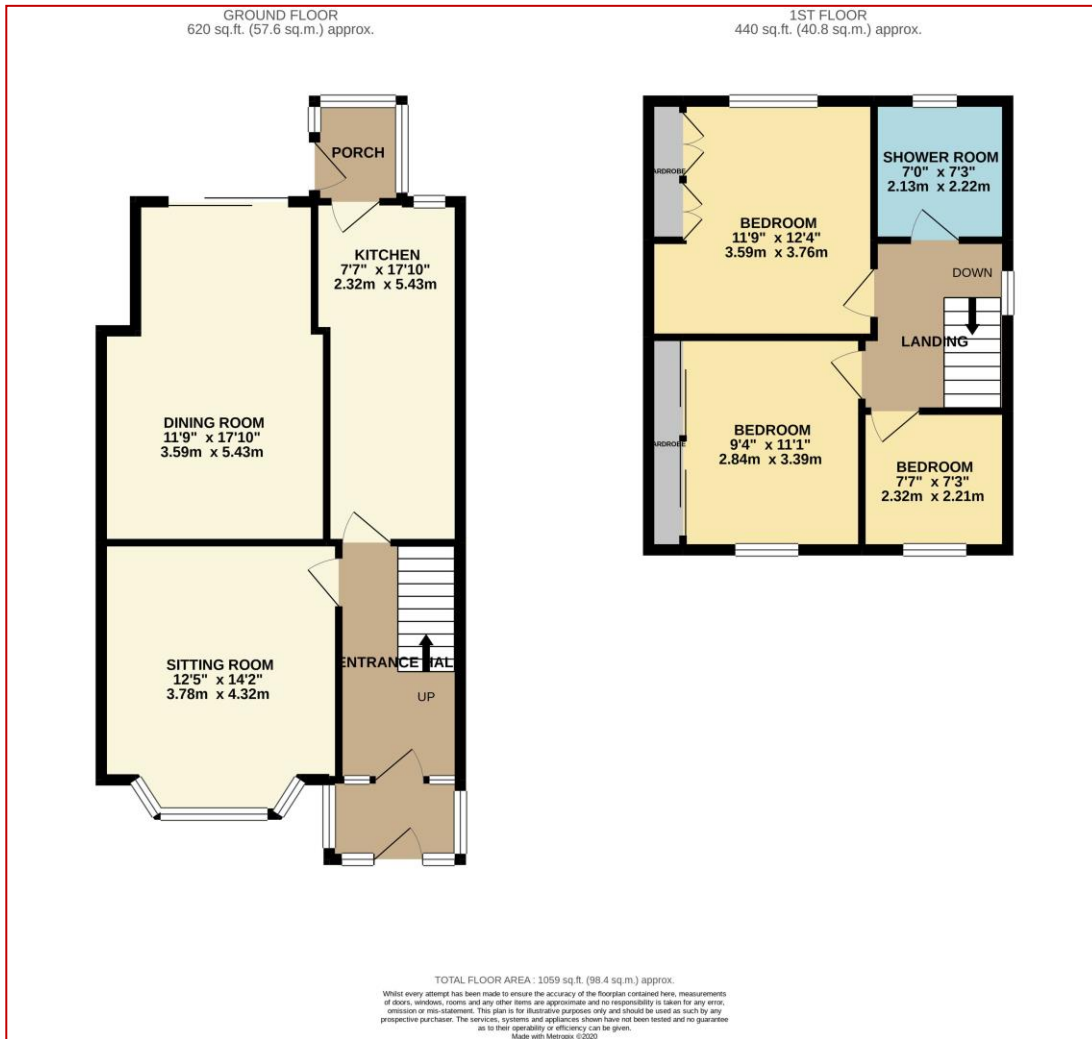
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

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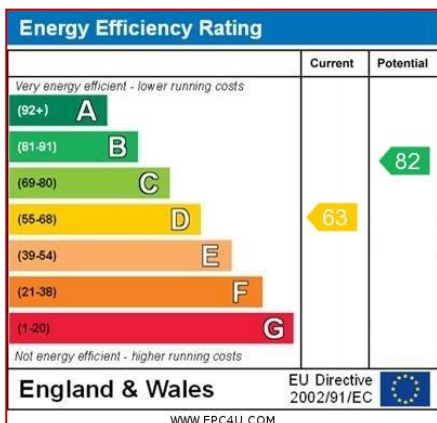
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Ref: FTM9841

FLOOR PLAN



EPC GRAPH



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