

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



**O A £285,000**

**A detached two / three bedroom bungalow within a most convenient and highly regarded location.**

Built in the 1970's as part of the Parkway residential development, this brick and tile detached bungalow presents an excellent opportunity for retirees, professional couple or perhaps small family. The bungalow has the benefit of principally level access to a wide range of local shops and facilities, which include doctors surgery, pharmacy, general stores and hairdressers, not to mention the delightful Whitworth Park. There is the benefit of uPVC double glazing and gas fired central heating, ample off street parking, garage and gardens.

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

- Detached bungalow
- Opportunity to update
- Sought after location
- Two / three bedrooms
- Parking
- Garage
- Gardens
- Viewing highly recommended

## PHOTO GALLERY:



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

To the side of the property, a uPVC double glazed door opens to an **entrance hallway** with two doors leading off to the study / bedroom 3 and also to the sitting room.

**Study / bedroom 3** – 2.87m x 2m (9' 5" x 6' 7") a versatile room suitable for a number of purposes.

**Sitting and dining room** – 6.75m x 2.95m (22' 2" x 9' 8") a well proportioned living space with an attractive bow window overlooking the front and as a focal point to the room a wall mounted gas fire within a wooden surround. There is ample space to create a formal dining area and access off to an **inner hall** which in turn leads to the remaining accommodation.

**Fitted kitchen** – with a separate external access from the side drive and being fitted with a range of wall and floor cupboards together with work surfaces, which incorporate a stainless steel sink unit. There is a four ring gas hob, low level oven and plumbing for an automatic washing machine. A gas fired combination boiler is wall mounted and which serves the central heating and hot water systems.

**Bathroom** – fitted with a coloured suite to include panelled bath with electric shower above, pedestal wash hand basin and low flush WC. There is a built-in store to one corner and complementary ceramic tiling.

**Bedroom 1** – 4.19m x 2.96m (13' 9" x 9' 9") a good sized double bedroom with window overlooking the rear gardens.

**Bedroom 2** – 3.05m x 2.87m (10' x 9' 5") currently utilised as a dining room and with window and door opening to the rear gardens.

## OUTSIDE

From the head of the cul-de-sac a paved driveway provides car standing and leads to the side of the house and to the...

**Single garage** – positioned towards the rear of the plot and with a metal up and over door.

Adjacent to the driveway at the front is an attractive shrub garden planted with a variety of low growing and maintained evergreens. The larger garden area is found at the rear, again, designed for ease of maintenance with a gravelled finish and mature shrub borders. There is a timber summerhouse and paved patio.

**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 C

**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 all the way to its end, no. 75 can be found on the left hand side just before the head of the cul-de-sac.

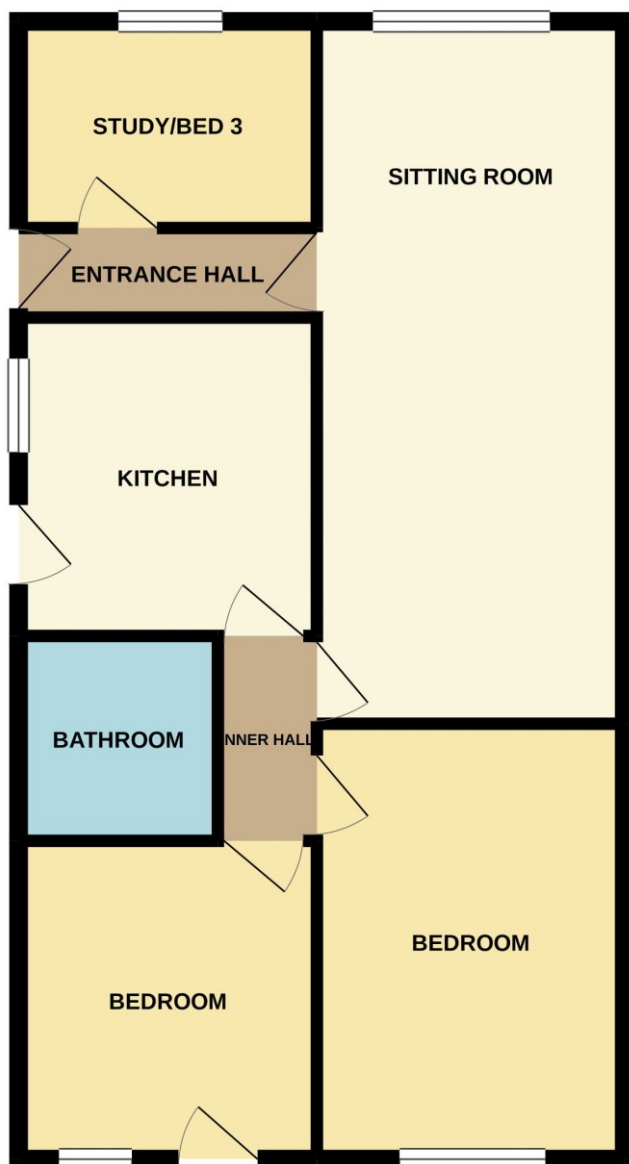
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

**Ref: FTM 9849**

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## FLOOR PLAN

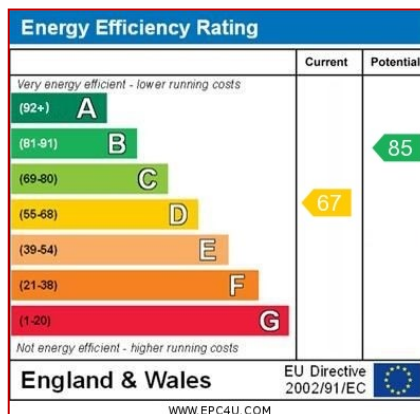
GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC GRAPH



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