

**4 KIRBY LANE
SOUTH DARLEY
MATLOCK
DERBYSHIRE DE4 2JS**



O A £230,000

Enjoying a highly regarded village location, a traditional three bedroom semi-detached nestling beneath the locally renowned Oker Hill.

As part of the favoured South Darley community, the property is well placed for access to neighbouring countryside and for the well respected small village primary school. Whilst offering some opportunity for updating, the traditional three bedroom semi-detached home has been well maintained over the years and is complemented by a private driveway for off street parking, detached garage and attractive gardens.

The village lies just outside the Peak District boundaries, surrounded by the rolling countryside of the Derbyshire Dales, from where a network of pathways lead you around the local attractions of Oker Hill, Stanton Moor and the Derwent Valley cycle loop. Around one mile away lies neighbouring Darley Dale and Two Dales which boast an excellent range of local shops and other amenities to include hairdressers, doctors surgery, pharmacist, newsagent. Good road communications also lead to the neighbouring market towns of Matlock, Bakewell and Chesterfield along with the wider centres of employment which include Sheffield, Derby and Nottingham each lying within daily commuting distance.

- Traditional semi-detached home
- Well maintained over the years
- Scope for updating
- Spacious living accommodation
- Gardens to front and rear
- Driveway and single garage
- Sought after location
- Edge of the Peak District
- Viewing highly recommended



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ACCOMMODATION

To the front of the house, a uPVC double glazed front door with matching side panel opens to an **entrance porch** which in turn leads to a glass panelled door to a **reception hallway**, with stairs leading off to the first floor, windows to the side and a useful under stairs storage cupboard.

Fitted kitchen – 3.18m x 2.4m (10' 5" x 7' 10") fitted with a range of oak faced cupboards and drawers with matching trims to work surfaces, set around a 1½ bowl sink unit. There is a four ring gas hob with extractor hood above and low level oven beneath, together with an integral washing machine and refrigerator. A serving hatch to the adjacent dining room provides useful amenity and a uPVC double glazed window looks across the gardens at the rear. An external door provides covered access from the side of the house.

Sitting room through Dining room – 7.25m x 3.35m (23' 10" x 11') a double aspect through room which provides excellent all day family living space. The sitting area is positioned to the front where a broad uPVC double glazed window overlooks the attractive forecourt garden. Towards the rear there is opportunity to create formal dining space which overlooks the rear gardens.

From the hallway, stairs rise to a **galleried landing** which has a window to the side facing Oker Hill, and a built-in airing cupboard which houses the lagged hot water cylinder, being fitted with an immersion heater. There is also access to the **roof void** with a drop down aluminium ladder to offer useful storage potential.

Fully tiled Shower room – with ceramic tiling to all walls and being fitted with a modern white suite to include low flush WC, pedestal wash hand basin and corner shower cubicle with glazed screen, fitted seat and electric shower. There is an extractor fan, obscured glazed window.

Bedroom 1 – 3.24m x 3.07m (10' 8" x 10' 1") a rear facing double bedroom.

Bedroom 2 – 3.9m x 3.34m (12' 10" x 11') a larger double bedroom facing the front with a pleasant outlook across the lane and towards neighbouring fields.

Bedroom 3 – 2.96m x 2.13m (9' 9" x 7') a front facing single bedroom with fitted shelving.

OUTSIDE

There is the benefit of good sized gardens to both the front and the rear, the front includes deep herbaceous borders planted with a variety of perennial flowers and low growing shrubs. Adjacent there is an area of car standing which provides access to the...

Garage – 3.08m x 4.77m (10' 2" x 15' 8") extending to a triangular shape at the rear, which offers useful ancillary storage or workshop opportunities. There is the benefit of electric power and light, windows to each side and a personnel door which opens to a covered access by the kitchen entrance.

The larger gardens are found at the rear, again comprising well stocked herbaceous borders which provide year round colour. To the foot of the garden an aluminium framed greenhouse, all served by paved pathways and sitting areas.

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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

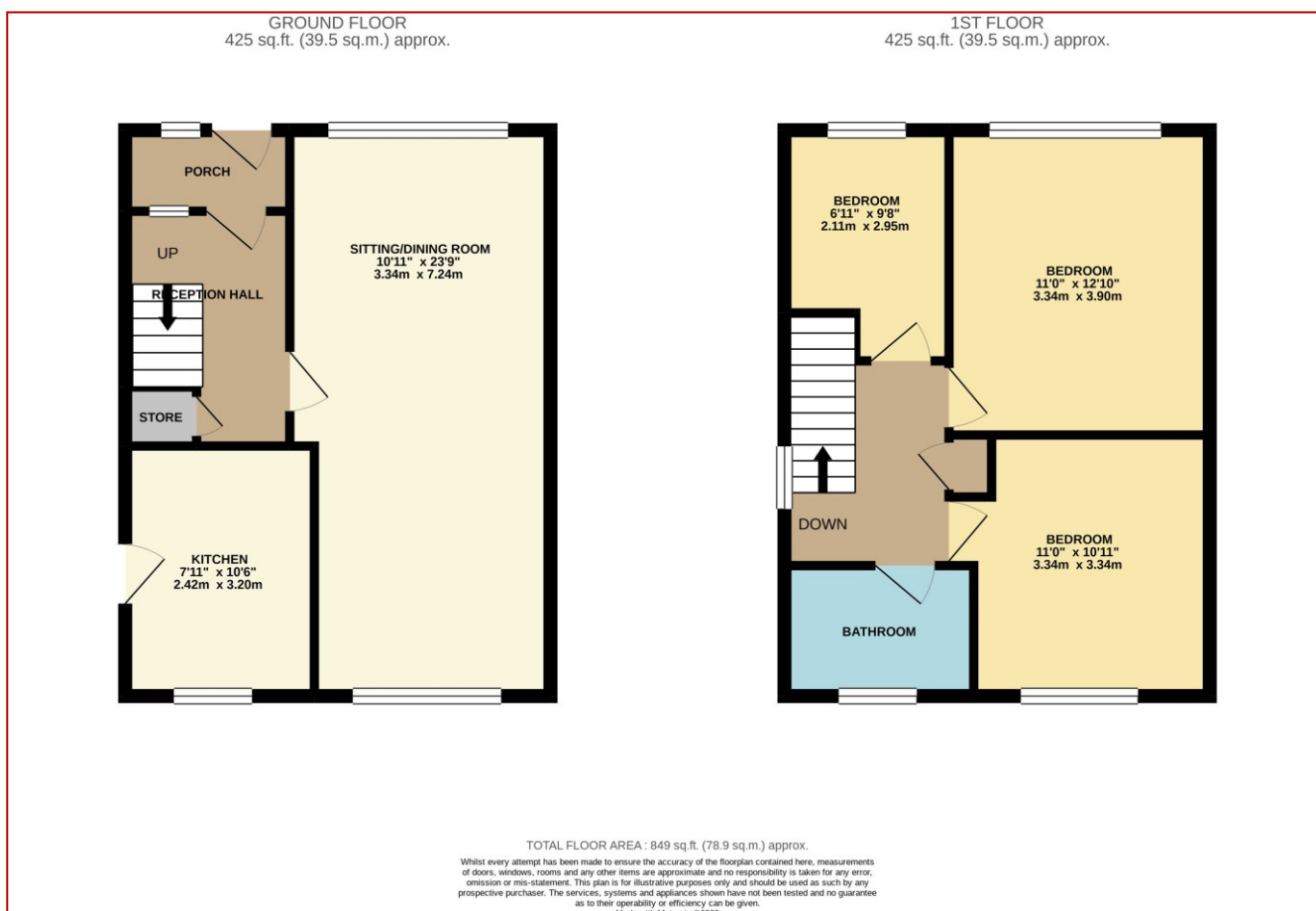
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 north to Darley Dale and after around two miles, passing St Elphins Park, turn left into Old Road, continue to the following crossroads before turning left and proceed along and across Darley Bridge. Rise up through Eversleigh Rise before turning left into Cross Green. Keep left into Kirby Lane and no. 4 can be found on the left hand side just before the junction with Flint Lane.

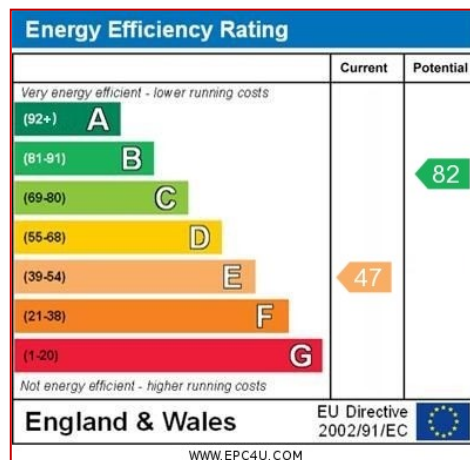
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9873

Floor Plan



EPC GRAPH



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