

**18 PAINTERS WAY  
TWO DALES  
NR MATLOCK  
DERBYSHIRE DE4 2SB**



**O A £220,000**

**A well presented two bedroom bungalow within a highly sought after quiet cul-de-sac location.**

Situated off the centre of Two Dales, which provides an excellent range of local shops and facilities, this easily managed two bedroom bungalow presents an excellent opportunity for retirees and those who will appreciate all that the Two Dales and Darley Dale communities have to offer.

Built in the 1980s and being brick faced to a timber framed construction, there is the benefit of gas fired central heating, combi boiler and UPVC double glazing. Externally there is off street parking and a delightful enclosed garden which provides a particularly pleasant aspect from the edge of the cul-de-sac. The good sized plot perhaps offers opportunity to create garaging or extension, subject to the necessary planning consents.

General stores, doctors surgery, pharmacy, post office and hairdressers, are all within easy reach with good road communications leading to the neighbouring market towns of Matlock, Bakewell and Chesterfield. The Derbyshire Dales and neighbouring Peak District countryside are also readily accessible and, more closely, there is the delightful Whitworth Park for relaxation and recreation.

- 2 bed bungalow
- Well presented
- Highly sought after cul-de-sac location
- Off street parking
- Delightful enclosed easily maintained garden
- Local amenities within easy reach
- Viewing highly recommended

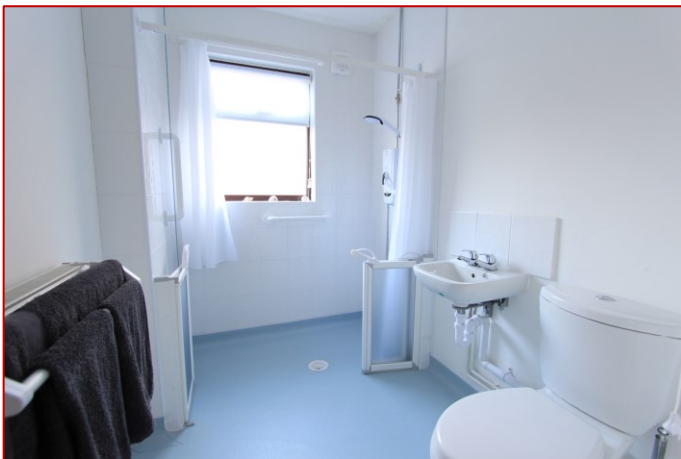


**RICS**

**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







## ACCOMMODATION

A UPVC double glazed front door opens to a **central hallway** which has access to the **roof void** which houses the combi central heating boiler, a deep built in storage cupboard and access off to the principal accommodation.

**Bedroom 1** – 3.58m x 2.57m (11' 7" x 8' 4") a front facing double bedroom.

**Bedroom 2** – 2.28m x 2.49m (7' 5" x 8' 2") offering versatility as a dining or hobby room.

**Shower Wet Room** – 2.28m x 1.68m (7' 5" x 5' 5") updated in recent years to provide a wet room environment with non-slip vinyl floor and disabled friendly shower area. There is also a low flush WC and wall hung wash hand basin.

**Sitting Room** – 3.9m x 3.57m (12' 8" x 11' 7") a comfortable room with a pair of double glazed French doors allowing good natural light and access onto the attractive patio and gardens at the rear. As a focal point to the room, a living coal fire is set to a slim marble fireplace. Satellite and TV point.

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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.

**Fitted Kitchen** – 3.18m x 2.29m (10' 4" x 7' 5") fitted with a range of wall and floor cupboards and work surfaces which incorporate a 1½ bowl stainless steel sink unit. Space for appliances include a gas cooker point and plumbing for an automatic washing machine. There is a wall mounted Myson heater and window overlooking the rear gardens.

## OUTSIDE

Situated to one end of the cul-de-sac, the property benefits from good sized gardens, the larger area being found at the rear. Walled and fenced boundaries shelter mature borders planted with a variety of low growing shrubs and climbers. There is an informal raised lawn, broad patio terrace and shallow stepped linking pathway. To one side, a timber **garden shed**.

The front gardens have been landscaped for ease of maintenance with attractive pebbled borders set within a Lavender border.

Off street parking is to a tarmac drive at the side of the bungalow with ample space for two cars parked nose to tail and further opportunity at the roadside. It is also believed there is room for extension to the property, creation of garaging or additional accommodation subject to the necessary planning consents.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from UPVC double glazing and gas fired central heating. No test has been made on services or their distribution.

**COUNCIL TAX** – Band C.

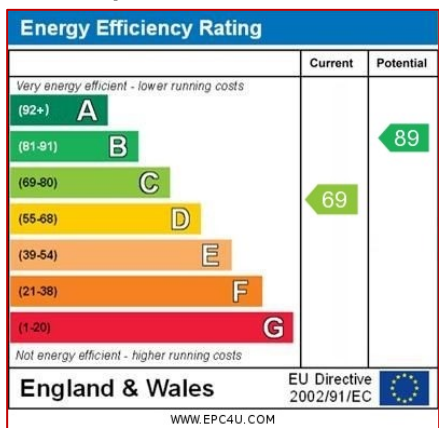
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take the A6 north to Darley Dale. On reaching Darley Dale turn right at the crossroads, opposite the Co-op stores, into Chesterfield Road. Turn next left into Columbell Way then right into Painters Way. Rise towards the head of the cul-de-sac and No. 18 can be found on the right hand side identified by the Agent's For Sale board.

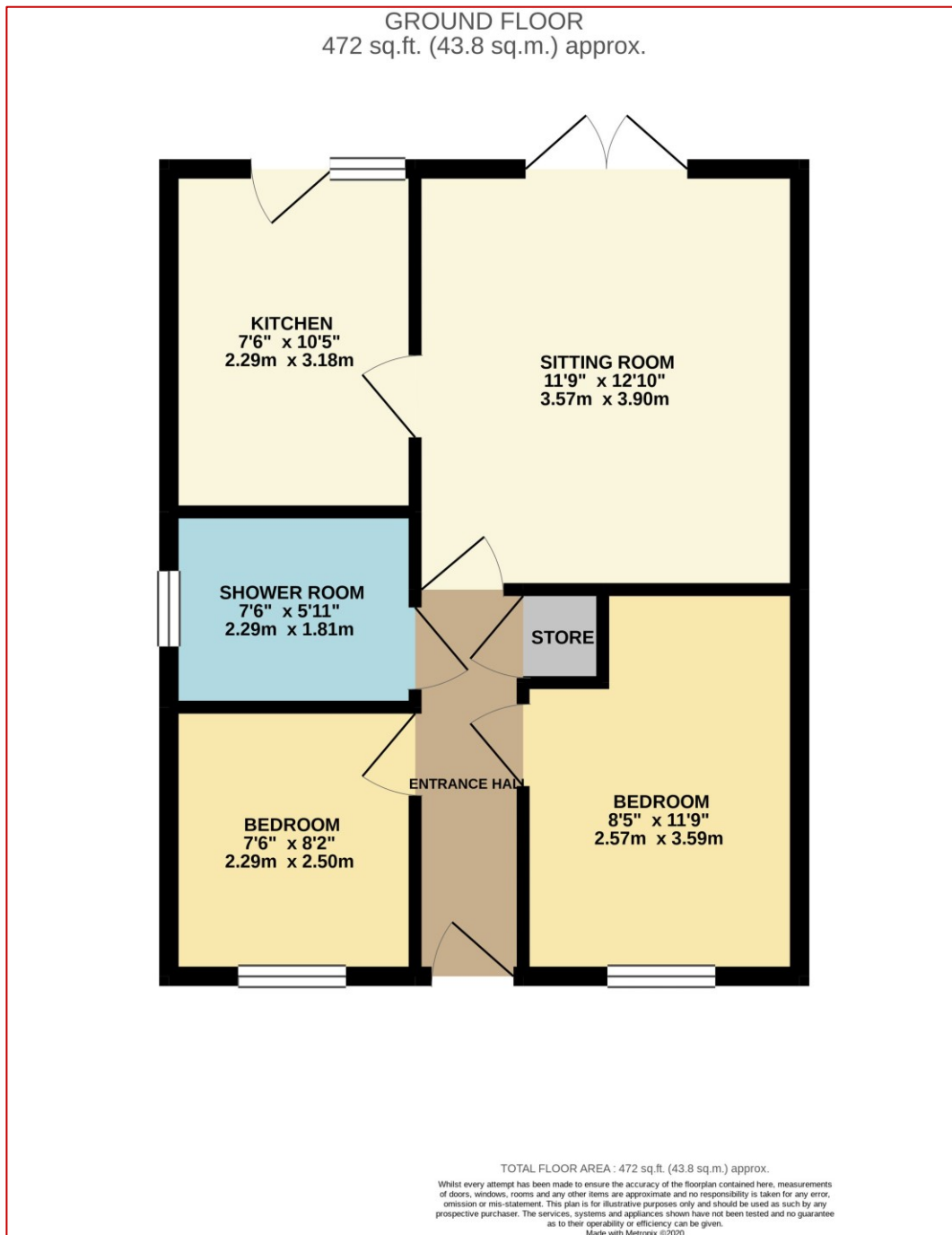
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9875

## EPC Graph



## Floor Plan



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