

**MEADOWFIELD
DALE ROAD NORTH
DARLEY DALE
MATLOCK
DERBYSHIRE DE4 2FS**



O A £325,000

A substantial and attractive stone fronted semi-detached home providing spacious three bedroom accommodation with good parking, garage and gardens.

Believed to date from the 1930's, a traditional semi-detached house of elegant proportion, which offers scope for some modernisation, although has clearly been well maintained over many years. The stone fronted house stands beneath a blue slate roof and enjoys the benefit of a quite substantial garden plot. To the ground floor, three reception rooms are set around a spacious hallway and complemented by a small but well fitted kitchen. Whilst at first floor level there are three good bedrooms, bath and shower room, plus separate WC. The gardens are similarly well maintained and pleasantly landscaped and of a size not often found in new homes today. All together an excellent family home with opportunity for cosmetic improvement to suit the buyers needs.

Good road communications lead to the neighbouring centres of employment to include Bakewell (5 miles), Matlock (3 miles) and Chesterfield (10 miles), with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are all on the doorstep.

- Attractive stone built semi-detached property
- Scope for modernisation
- Spacious accommodation
- Ample parking and garage
- Good sized gardens
- Three bedrooms
- Popular location
- 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 slim porchway is enclosed by a pair of uPVC double glazed doors with matching glazing above and to each side, the porch shelters a traditional leaded glazed front door with matching decorative surrounding panels, believed to be original to the property. The front door opens to a...

Reception hallway – an excellent circulation space with ample room for occasional furniture, stairs rise to the first floor with useful storage beneath, there is a built-in meter cupboard and arched window borrowing light from the adjoining...

Sitting room – 4.06m x 3.91m (13' 4" x 12' 10") a broad triple glazed window looks to the parkland across the road to the front. To the chimney breast, feature fireplace houses an electric fire with wall mounted copper

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canopy and inset display niches. The high ceilings are finished with polystyrene tiling and decorative covings, whilst a pair of arched hardwood doors provide an open aspect to the...

Dining room – 4.74m x 3.45m (15' 7" x 11' 4") again with the best use of natural light with an almost full width triple glazed windows facing the gardens, beneath which are coloured glass blocks and decorative sky lights above. There is a similar arched window lending light to the breakfast room and a feature fireplace, similar to the sitting room.

Breakfast room / snug – 3.42m x 3.08m (11' 3" x 10' 1") a useful room accessed off the kitchen, again with polystyrene tiled ceiling, together with pine tongue and groove cladding to all walls. There is a rear facing window and glazed door to the...

Fitted kitchen – 2.65m x 2.3m (8' 8" x 7' 7") well fitted with painted pine fronted cupboards and drawers, complemented by granite work surfaces, upstands and splash back behind a ceramic hob. There is a built-in extractor, eye level oven and grill, position for an automatic washing machine or dishwasher.

Conservatory – 2.52m x 2.3m (8' 3" x 7' 7") adjoining the kitchen and with external access only, the room provides an excellent garden space.

From the reception hallway, stairs rise in a dog leg fashion to the first floor **landing** which has access to the roof void and doors leading off to...

Bedroom 1 – 4.06m x 3.9m (13' 4" x 12' 10") with a pleasant aspect to the tree lined fields across Dale Road, to one wall a range of full height and full width wardrobing, two wall light points, similar tiled ceiling and decorative mouldings.

Bedroom 2 – 4.74m x 3.45m (15' 7" x 11' 4") similarly finished and with a rear aspect looking across the substantial gardens and to the woods of Darley Hillside on the horizon.

Bedroom 3 – 3.4m x 3.1m (11' 2" x 10' 2") with built-in wardrobes, decorative ceiling cornice, polystyrene tiled ceiling and pleasant rear aspect looking across the gardens.

Bathroom – finished with eclectic taste, a lemon roll edged cast bath with similar shade wash hand basin, a separate walk-in shower cubicle with folding screens, dry board walls and chromed mixer shower fitting. There is a chromed ladder radiator and built-in storage includes an airing cupboard housing the tall foam lagged hot water cylinder.

Separate WC – similarly finished to the bathroom, with lemon and black wall tiling and low flush WC.

OUTSIDE

Complementing this substantial character property are quite extensive gardens, all of which have been well landscaped and stocked to a pleasing effect. From the roadside, black and gold iron gates open to a driveway which leads to the side of the house providing car standing and access to a...

Single garage – of brick and stone construction beneath a slated roof, there is the benefit of electric power, light, inspection pit, up and over door and window to the side. The rear gardens rise gently away from the house where shaped lawns are dissected with a paved pathway and include a circular drying area, mature borders with shrubs and perennials around a central ornamental pond and water feature, plus additional perimeter planting and raised beds. Towards the upper boundary, a railing topped wall and canopy gate opens to a further lawned garden with aluminium framed greenhouse. The higher garden area does not form part of the historic legal title but as with the neighbouring properties, the ground has been adopted and used over many years. A driveway leads from Broadwalk through each of this and the neighbouring gardens where some have utilised the area for additional vehicular access and parking. All in all, the house and gardens provide ample opportunity to accommodate interest for all the family.

TENURE – Freehold.

SERVICES – Mains electricity, water and drainage are available to the property. There is the benefit of electric heating and uPVC double / triple glazing. No test has been made on the services or their distribution.

COUNCIL TAX – Band D

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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. After around two miles, pass the Whitworth Institute and the Methodist Chapel and Meadowfield can be found on the right hand side, before reaching the parade of shops at Broadwalk.

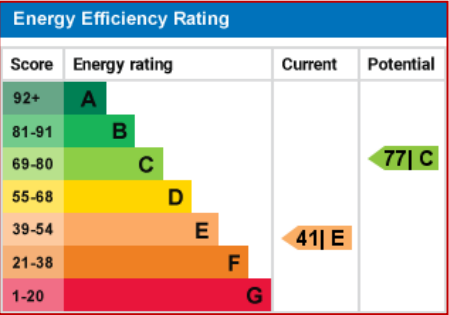
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9998

Floor Plan



EPC Graph



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