

5 SOUTH PARK AVENUE  
DARLEY DALE  
MATLOCK  
DERBYSHIRE DE4 2FY

**DRAFT DETAILS**



○ A £200,000

**A stone fronted four bedroom terraced house, within a sought after residential location.**

Standing as part of the popular Broadwalk residential area, this attractive stone fronted terraced house presents an excellent opportunity for the first time buyer, professional couple or growing family seeking an easily managed yet quite spacious home. There is the benefit of an attic conversion, building regulation compliant, whilst at ground floor level there are sitting and dining rooms and a well fitted kitchen. Outside, there is an attractive forecourt garden, enclosed rear yard with a substantial workshop.

Standing well back from any main thoroughfare, yet conveniently placed for a wide range of local shops and amenities, there is also good road communications to the neighbouring market towns of Matlock (3 miles), Bakewell (5 miles), Chesterfield (10 miles), with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. The delights of the surrounding Derbyshire Dales and Peak District countryside are also close at hand.

- Stone fronted terraced home
- Sought after residential location
- Four bedrooms
- Spacious accommodation
- Attic conversion
- Workshop
- Suit a variety of purchasers



## 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.





## FLOOR PLAN



## ACCOMMODATION

A uPVC double glazed front door, with side panes and fan light, opens to an **entrance hallway** with stairs leading off the first floor, storage beneath and a part glazed door opens to the...

**Kitchen** – 4.22m x 1.8m (13' 10" x 5' 11") fitted with a good range of cupboards, drawers and work surfaces, which incorporate a circular sink and drainer, 4-ring gas hob with a steel extractor fan above, there is plumbing for an automatic washing machine, integral fridge and freezer, built-in microwave and eye level oven. The kitchen has external access to the rear and separate door opening to a...

**Dining room** – 4.06m x 3.25m (13' 4" x 10' 8") the measurements not including the recessed window facing the rear. There is a high corniced ceiling, picture rails, wood plank floor and as a focal point to the room exposed brickwork to the...

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the chimney breast. The fireplace incorporates a gas flue liner, although is currently not commissioned. A broad open doorway provides an open plan aspect to the adjacent...

**Sitting room** – 3.62m x 3.25m (11' 10" x 10' 8") with side by side double glazed windows to the front and fitted book shelving to either side of the chimney breast.

From the entrance hallway, stairs with stripped pine balustrade and panelling dado height rise to a **galleried landing** with access off to the remaining bedroom and bathroom accommodation.

**Bath and shower room** – fitted with a white suite to include a tiled panelled bath with mixer shower taps, fitted low flush WC and wash hand basin set above built-in cupboards and a separate walk-in shower cubicle to one corner with mixer shower fitting and curved glazed screen. The room has full height ceramic tiling to the walls, painted floorboards, chromed ladder radiator and obscure glazed window.

**Bedroom 1** – 3.25m x 2.94m (10' 8" x 9' 8") a rear aspect double bedroom.

**Bedroom 2** – 3.62m x 3.29m (11' 10" x 10' 10") a front facing double bedroom with built-in storage set beneath the second flight of stairs.

**Bedroom 3** – 2.39m x 1.8m (7' 10" x 5' 11") a single bedroom, front facing.

**Attic bedroom 4** – 5.1m x 4.85m (16' 9" x 15' 11") the stairs being enclosed at first floor level. The room imaginatively designed to create a comfortable double bedroom. There is a Velux roof light, exposed purlins with restricted head height into the eaves, having built-in storage.

## OUTSIDE

To the front of the house, a modest forecourt garden incorporating a pebbled display centre part surrounded by herbaceous borders and specimen trees providing shelter from the roadside. At the rear, an enclosed yard which sites a substantial wooden workshop / store, which has the benefit of electric power. A separate store adjoining the property houses the gas fired combination condensing boiler, which serves the central heating and hot water system.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

**EPC RATING** – Current 66D / Potential 82B

**COUNCIL TAX** – Band B

**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 to the centre of the village and after passing the parade of shops on the right hand side, turn right into Broadwalk. Take the second turn on the left and no. 5 can be found on the left hand side.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228. Ref: FTM10163

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