



Whitworth Road, Darley Dale Matlock, DE4 2HJ

With no upward chain, this beautifully-presented family home has spectacular views, off-road parking for two vehicles and is flooded with natural light. With an attractive stone facade and pretty gardens, this home has been extended and upgraded by the current owner.

Located on a quiet private drive, the home has a driveway and allocated parking for two vehicles in total. The impressive entrance hallway leads through to a dual aspect sitting and dining room, then on through to the kitchen and newly-added porch/utility room to the side. To the first floor are two double bedrooms, a single bedroom and family shower room. On the second floor, the master suite comprises a double bedroom and shower room, with lots of eaves storage. The secluded and peaceful rear garden includes dining patio areas, a pond and large shed.

Darley Dale is a popular and friendly village with several shops, pubs, the Whitworth park and centre, as well as two primary schools. Located between Bakewell and Matlock, walking, cycling and driving routes around the majestic Peak District are possible in all directions and the popular market towns of Buxton and Chesterfield are close by too. Chatsworth House and the Chatsworth Estate are within 5 miles too. It is a tremendous location in all respects.

- Elegant four bedroom, two bathroom family home
- Natural feel throughout - pine floorboards and stone fireplaces
- Shower rooms upgraded in 2018 and new boiler in 2018
- Walking distance to schools and local facilities
- Two off-road parking spaces
- Pretty, well-stocked front and rear gardens
- Close to countryside walks
- *NO UPWARD CHAIN*
- Extended to add porch/utility room in 2017
- Panoramic west-facing views across the valley

£425,000

Front of the home

This impressive semi-detached home is located on a quiet lane, with a parking space in front of the home and driveway with parking for another vehicle. A traditional stone wall forms the boundary to the front and left of the front garden, which has a neat rectangular lawn and planted borders. Flagstone steps and a path lead to the front door and around the right-hand side of the home to the rear garden. A canopy porch with a grand stone column on the right includes an overhead light. Enter the home through the half-glazed traditional style composite front door with iron handle and letterbox.

Entrance Hallway

This sumptuous entrance to the home is indicative of the style and quality you will find throughout. The hallway has a tiled floor, high ceiling with light fitting and patterned glass window. There is a radiator, stairs to the upper floors on the right and space for coats and footwear. Matching pine doors with brass handles lead into the kitchen (ahead) and sitting room to the left.

Sitting Room

12'3" x 11'3" (3.75 x 3.45)

Together with the dining room to the right, this dual aspect room has light pouring in through the west- and east-facing windows at each end of the room. The large timber-framed bay windows at the front have iron latches and fitted blinds (the blinds are available by separate negotiation). The focal point of the room is the wood burning stove and flue, set upon a stone hearth with stone surround. There are alcoves each side, a high ceiling, picture rail, radiator and - like all rooms in the home - tall skirting boards. The sitting room has plenty of space for flexible furniture layouts and a wide rectangular arch leads into the dining room.

Dining Room

12'3" x 11'11" (3.75 x 3.65)

Exposed pine floorboards flow seamlessly through from the sitting room. This dining area is almost a mirror image of the sitting room, with alcoves and a large bay window with window seat providing great views of the rear garden. There is a tall radiator, ceiling light fitting and picture rail. The room has ample space for a 4-6 seater (or even larger) dining table and sideboard. A pine door leads through to the kitchen.

Kitchen

12'5" x 7'10" (3.8 x 2.4)

Accessed from the entrance hallway, dining room and rear porch, the kitchen has terracotta floor tiles, a high ceiling with recessed spotlights and tall east-facing window looking out to the rear garden. From the dining room, immediately in front is a granite worktop with integral freezer and three drawers below. To the right is a tall radiator and to the left is an alcove with shelving.

On the left as you walk in, the large L-shaped granite worktop has a range of cabinets above and below, including an integral refrigerator. The Smeg oven has a four-ring gas hob and Bosch brushed chrome extractor fan above. Beneath the window is a 1.5 stainless steel sink and drainer with chrome mixer tap.

Side Porch - Utility Room

14'3" x 3'11" (4.35 x 1.2)

This extremely useful extension to the home was added in 2017 and is a great place to kick off your boots after a hearty local walk. At the far end is space and plumbing for a washing machine and tumble dryer. The timber-framed windows have views south and west towards the hills across the valley. The room has a contemporary porcelain tiled floor, recessed spotlights, heritage-style radiator, a door to the large under-stairs cupboard and half-glazed door to the rear garden.

Stairs to first floor landing

Carpeted stairs with a solid pine balustrade on the left lead up to the first floor landing. There is a frosted window on the right and matching pine doors with brass handles lead into three bedrooms and the family shower room, plus a separate WC. Stairs continue up to the master bedroom with en-suite on the second floor.

Bedroom One

12'7" x 12'1" (3.85 x 3.7)

This magnificent bedroom at the rear has a set of four tall east-facing windows offering views over the rear garden and through trees to the hilly countryside beyond. This large double room is carpeted and has space for a king size bed and additional furniture. There is a radiator, two ceiling light fittings and a picture rail.



Bedroom Two

12'5" x 11'11" (3.8 x 3.65)

This similar-sized bedroom at the front has views over rooftops to the impressive hillside sweeping south-to-north across the valley. This carpeted bedroom has a radiator, two ceiling light fittings, a picture rail and - again - plenty of room for a bed and furniture.

Bedroom Four

7'10" x 6'10" (2.4 x 2.1)

Currently a home office, this single bedroom could also be a nursery. It also has great west-facing views, together with painted floorboards, a ceiling light fitting, radiator and picture rail.

Shower Room

Fitted in 2018 but feeling much newer, this room has a large walk-in shower with a reinforced glass screen. It houses a mains-fed shower with rainforest shower head and separate hand-held attachment, with subway brick-style surround. A vanity unit has a wide ceramic sink with heritage-style mixer tap and there is a full-height cupboard with shelving and the Worcester boiler, fitted in 2018. The room also has a ceiling light fitting, frosted double glazed window and contemporary tiled floor.

WC

With a tiled floor, this room has a ceramic WC with integral flush, frosted double glazed window and recessed ceiling spotlights.

Stairs to second floor landing

Carpeted stairs with a balustrade on the left curve up to the second floor, with a high storage shelf above. A Velux window brings natural light flooding down and there are recessed ceiling spotlights. A pine door with brass handle opens into Bedroom Three.

Bedroom Three

11'3" x 10'11" (3.45 x 3.35)

This large double bedroom has three Velux windows, bringing lots of natural light in. There is a huge walk-in cupboard and eaves storage on both sides, including two areas with fitted shelving. The room is carpeted and has a radiator, recessed ceiling spotlights and a door to the en-suite.

Bedroom Three en-suite

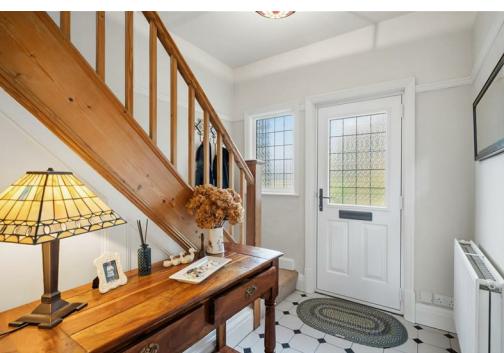
6'0" x 4'5" (1.85 x 1.35)

This room has a cubicle with sliding glass doors housing a mains-fed shower. The room has a tiled floor and floor-to-ceiling tiled walls. The substantial 'floating' ceramic sink has a chrome mixer tap and there is a ceramic WC with integral flush, large square Velux window, extractor fan and recessed ceiling spotlights.

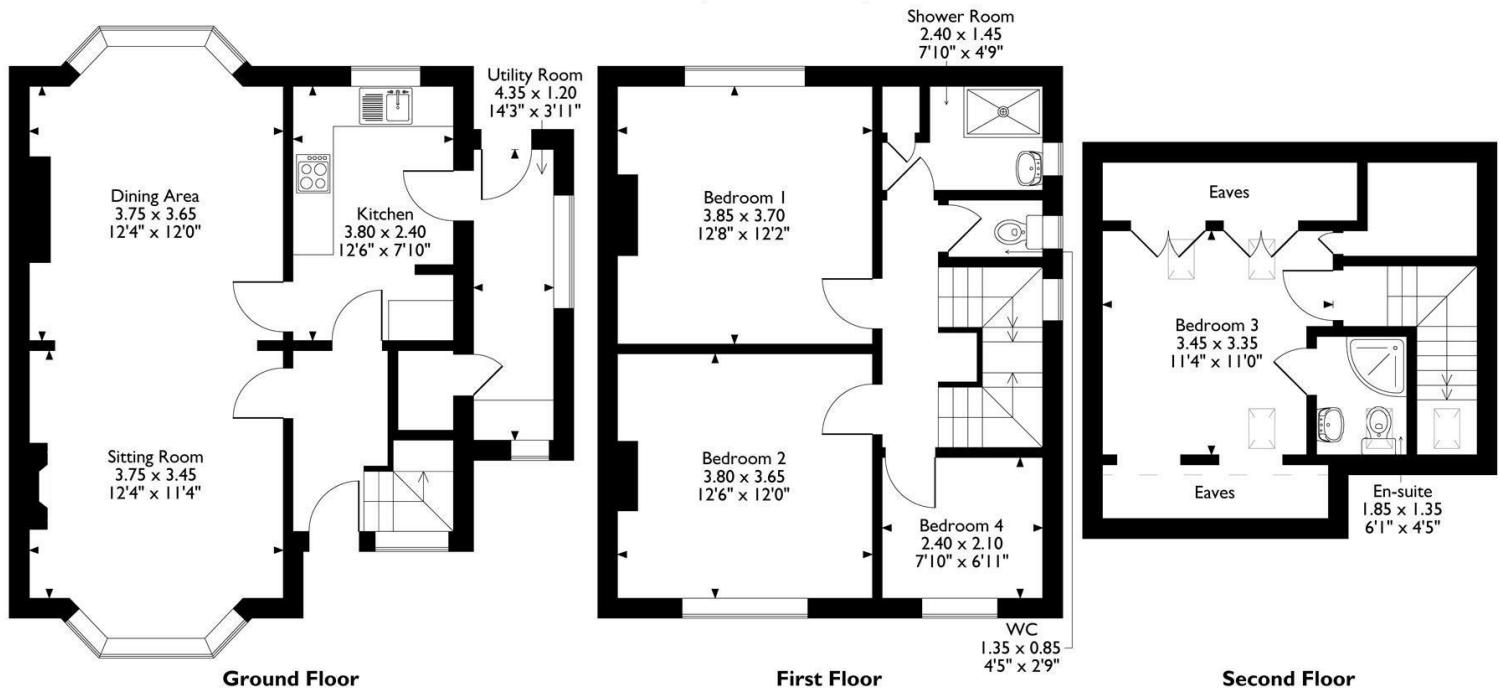
Rear Garden

Accessed from the rear porch and via the path to the right of the home, this garden is beautiful all year round - especially when displaying the autumnal colours when we visited. The long rectangular lawn has planted borders filled with an abundance of plants and trees including an acer, Japanese maple and European beech hedge at the far end. The path to the dining patio area passes a pond and large shed.

This is a peaceful and secluded garden, which is a great place to potter and relax in, with space also for children to play. There is an outside tap and light too.



Winsford
Approximate Gross Internal Area
124 Sq M / 1335 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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