

EADON
LOCKWOOD
& RIDDLE
ESTD 1840

16 Carlton Avenue, Darley Dale, Matlock, DE4 2HW

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Tenure: Freehold

Local Authority: Derbyshire Dales

Council Tax: Band C

EPC Rating: E

A porch opens to an entrance hall with access to all accommodation. The sitting room enjoys a front facing aspect overlooking the garden. An opening leads to the dining area with garden view. The kitchen features a range of units with worktops incorporating stainless steel sink and drainer, oven and four burner hob with extractor over. There is space for fridge and washing machine. A UPVC door opens to a driveway and further storage is provided by an under stair storage cupboard.

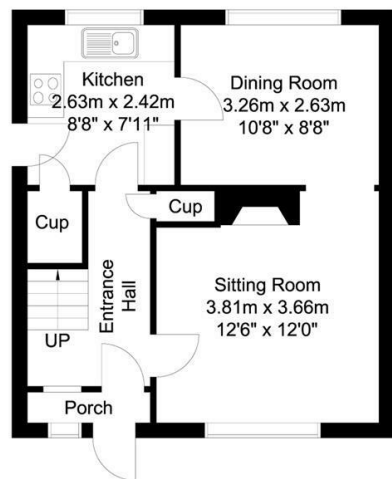
Stairs rise to the first floor landing with access to all rooms. Bedroom one is generous double with far reaching views across local countryside. Bedroom two is a further double with rear facing southerly aspect. Bedroom three is a single ideal as a home office or nursery. The family bathroom suite comprises low flush WC, pedestal wash basin and bath with shower over and heated towel rail.

Outside to the side of the property is a tarmac driveway providing parking for two vehicles and providing access to the single garage. Both the front and rear gardens are laid to lawn. The rear garden has a seating area.

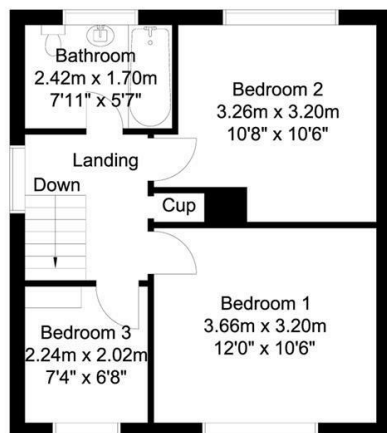




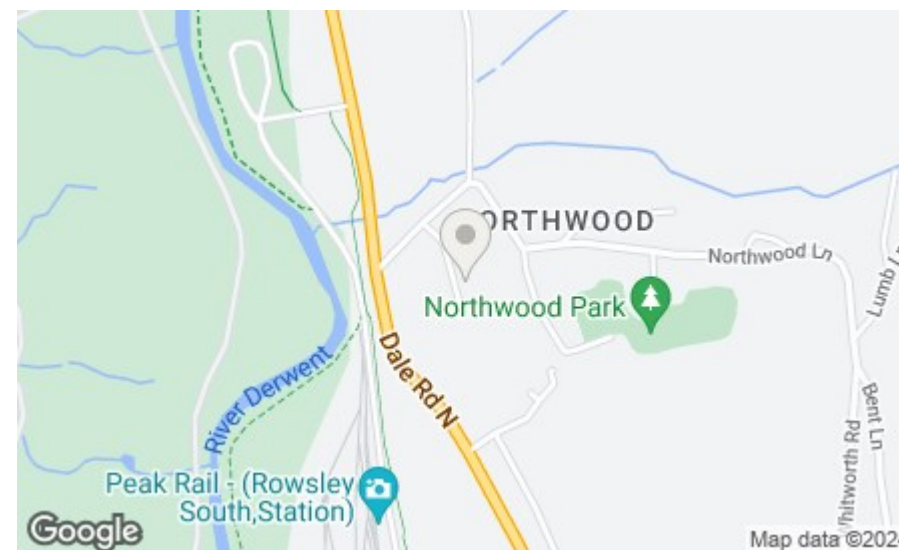
Ground Floor
38 sq m/409.02 sq ft
Approx.



First Floor
38 sq m/409.02 sq ft
Approx.



Outbuilding
11 sq m/118.40 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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