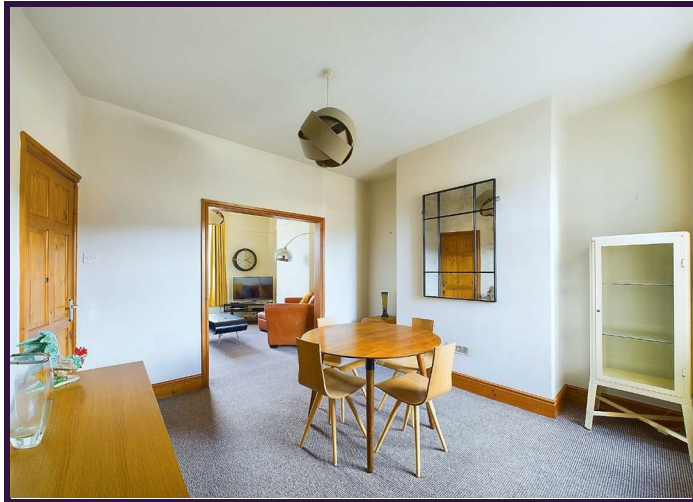




GRANT'S
OF DERBYSHIRE

1 Torfield Cottages Green Lane, Darley Dale DE4 2GJ
Offers Around £199,995

Grant's of Derbyshire are delighted to offer For Sale, this charming 3 bedroom cottage in Darley Dale. The property benefits from gas central heating and UPVC double glazing throughout and briefly comprises: entrance hall, spacious open plan living/dining room, modern kitchen and bathroom to the ground floor, then a spacious master bedroom and two more good sized bedrooms to the first floor. There's a fully enclosed outside terrace with decking and potential to make a parking space if desired, although there is plenty of on-road parking nearby. No Upward-chain. Video tour available. Viewing highly recommended.



Ground floor

Entrance Hallway 3'4" x 15'2" (1.03 x 4.63)

Where stairs rise to the first floor and a wooden door provides access into the:

Dining room 12'1" x 11'11" (3.69 x 3.65)

A good sized room with plenty of space to entertain and with a rear aspect window which looks out onto the terrace, flooding the room with plenty of natural light. One door leads to an under-stairs storage cupboard and a further one door provides access into the kitchen. An opening leads into the:

Living room 11'6" x 11'11" (3.52 x 3.64)

Which gives this room an open plan feel. This area is bright and spacious with a front aspect UPVC double glazed window.

Kitchen 8'0" x 10'3" (2.44 x 3.13)

Fitted with a range of white gloss wall, base and drawer units with granite effect worktops over, a porcelain sink with mixer tap over and black tiled splash backs. Integrated appliances include a four ring gas burning hob with extractor hood over and electric oven beneath and full sized dishwasher. There's space for a tall free-standing fridge/freezer and automatic

washing machine (both currently in situ). An opening leads to the:

Rear Entrance Hallway

Where a uPVC double glazed door provides access to the rear terrace and an internal door leads to the:

Bathroom 7'10" x 6'6" (2.40 x 2.00)

A part tiled room, fitted with a three piece suite comprising of dual flush WC, pedestal wash hand basin and a grey panelled corner bathtub with a mains shower over.

First floor

Stairs rise from the entrance hallway to the first floor landing where doors open to all three bedrooms.

Bedroom 1 13'3" x 12'1" (4.06 x 3.69)

A spacious and bright room with a front aspect uPVC double glazed window and fitted wardrobes.

Bedroom 2 9'6" x 12'0" (2.90 x 3.68)

Of double proportion with a rear aspect UPVC double glazed window overlooking the outdoor terrace.

Bedroom 3 7'11" x 9'11" (2.43 x 3.04)

Another good sized room with a rear aspect uPVC double glazed window.

Outside Terrace 6'8" x 18'9" (2.04 x 5.74)

A fully enclosed area which is laid with decking, with ample space for a small table and chairs and some potted plants.

Outdoor storage shed

To the rear of the property outside, is a useful storage shed. It opens with double doors and inside it has shelving space, water tap and an electrical point.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

Directional Notes

From Crown Square in Matlock, proceed on the Bakewell Road (A6) for approximately three miles. Pass the Whitworth Hotel on the left and take the first left hand turn onto 'Green Lane' after passing the Grouse Inn on the right. Please note, Green Lane is a one way street and the property is located on the right hand side, nearer the end, as identified by our For Sale sign.







Floor 0



Floor 1

Approximate total area⁽¹⁾

86.46 m²
930.64 ft²

Balconies and terraces

11.51 m²
123.89 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

