



GRANT'S
OF DERBYSHIRE

10 Park View Dungreave Avenue, Darley Dale DE4 2HZ
Offers Around £265,000

Grant's of Derbyshire are delighted to offer For Sale this beautifully presented three-bedroom semi-detached house. Having recently undergone a thoughtful modernisation, the property boasts a fresh, contemporary interior while retaining a warm and welcoming feel. The home benefits from gas central heating, uPVC double glazing throughout and enjoys an elevated position with superb far-reaching views over the surrounding countryside. The accommodation comprises; porch, sitting room, dining room and kitchen. To the first floor is a family bathroom, bedrooms one and three with bedroom two being on the second floor. Outside there is a driveway providing off street parking and a pleasant rear garden to enjoy the countryside views. Viewing Highly Recommended.



Location

Situated in the village of Darley Dale, having excellent local shops and facilities within walking distance yet with more comprehensive amenities only a short drive or bus ride away from the popular towns of Bakewell and Matlock. There are many local attractions within close proximity including Chatsworth House & Haddon Hall, in addition to the array of local coffee shops and country pubs. There are numerous country walks surrounding the property, ideal for the outdoor enthusiasts.

Ground Floor

Accessed via the driveway, a uPVC entrance door opens into the

Porch

With wood effect laminate flooring and space for hanging coats and shoe storage. A part glazed hardwood door opens into the

Living Room 13'9" x 10'9" (4.21 x 3.30)

A light and airy room with wood effect laminate flooring and a front aspect uPVC double glazed window overlooking the driveway. With chimney breast & fireplace with an exposed red brick surround and raised stone hearth housing a wood-burning stove. TV point. An opening leads into an inner lobby where the staircase rises to the first floor and a panelled door which opens into the

Dining Room 13'1" x 10'8" (4.01 x 3.26)

With a continuation of the wood effect laminate flooring and a rear aspect uPVC double glazed window overlooking the rear garden. There is ample space for a family dining table and chairs. The chimney breast with exposed red brick and stone lintel housing the wood burning stove provides a pleasing focal point. A panelled door provides access to a most useful understairs storage cupboard. The dining room opens into the

Kitchen 13'8" x 7'6" (4.17 x 2.31)

With side and rear aspect uPVC double glazed windows and uPVC glazed door to the side which providing access to the courtyard and garden. This kitchen is fitted with a range of shaker style wall, base and drawer units with contrasting wood work tops over, ceramic sink and drainer with chrome mixer tap over. There are three appliance spaces - one having plumbing suitable for a washing machine, a second with plumbing suitable for a dishwasher and a third with power for a large fridge / freezer.

First Floor

From the Inner Lobby, stairs lead to the first floor semi-galleried landing where there's a useful under-stairs storage area and a further staircase leading to the second floor. Three panelled doors open to Bedroom One, Bedroom Three and the Family Bathroom.

Family Bathroom 7'10" x 7'9" (2.40 x 2.38)

With ceramic tiled flooring and a rear aspect uPVC double glazed window with opaque glass. Fitted with a contemporary white suite including vanity wash hand basin with chrome mixer tap over and tiled splashback, dual flush WC and a 'P' shape bath bath with mains shower over. There's also a built in storage cupboard with shelving and houses the combination boiler.

Bedroom Three 13'2" x 8'0" (4.02 x 2.45)

The smallest of the bedrooms but still of double proportion, with a rear aspect uPVC double glazed window overlooking the rear garden.

Bedroom One 13'7" x 10'9" (4.15 x 3.29)

A good sized double bedroom with a front aspect uPVC double glazed window having views across the surrounding countryside.

Second Floor

Stairs from the first floor landing rise to the second floor landing area where a panelled door opens into:

Bedroom Two 19'6" x 9'9" (5.95 x 2.98)

Another double bedroom with exposed beams and a double glazed velux roof light window, providing a good level of natural light. There is plenty of eaves storage.

Outside & Parking

This property benefits from a front tarmac driveway, providing off-street parking for up to three vehicles. To the rear is a well proportioned, lawned garden with paved pathway which leads to a summer house with light. Steps from the pathway also lead to a paved patio area, ideal for warm weather dining and to sit and enjoy those far reaching views.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

Directional Notes

Proceed North along the A6 passing the Sainsbury's superstore. Upon reaching the roundabout junction, bear left and head towards Bakewell Road (A6). Continue along this road passing the Whitworth Hospital and in turn continuing through Darley Dale. After leaving the village of Darley Dale, proceed on the A6 for a short while and take the second left hand turn just after 'White Peak Embroidery' onto 'Park View'. Number 10 Park View is located on the left hand side. What3Words: bikers.confronts.flag







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.

