



GRANT'S
OF DERBYSHIRE

28 Barley Way, Matlock DE4 3TQ
Offers In The Region Of £329,995

28 Barley Way is an immaculately presented link detached property just a short distance from the centre of the popular town of Matlock. Built by William Davis Homes in 2018, and part of the Treetops development, the property can be found just off Chesterfield Road, enjoying a quiet cul-de-sac location. The accommodation itself briefly comprises entrance hallway, spacious living room, well appointed dining kitchen, guest cloakroom, three bedrooms, one with ensuite shower room, and a family bathroom. Due to its elevated position, there is a most pleasant outlook, with views towards Riber Castle, and it has the benefit of a fully enclosed, south facing garden. A driveway to the side provides off road parking for at least two vehicles. No Upward Chain. Viewing Highly Recommended.



Location

This sought after residential development is just a mile from the centre of Matlock, a small yet thriving town on the edge of the Peak District with all the shops and amenities that you could need. Matlock Bath is just down the road and there are many attractions on your doorstep while excellent transport links put the cities of Nottingham, Derby and Sheffield within easy reach. There are plenty of schools in the local area - many only a short walk from this property - and when it comes to getting fresh air, the immediate surroundings are perfect for hiking, cycling or simply enjoying a stroll.

Ground Floor

To the front of the property, beneath the storm porch, is a door with glazed panel which opens into the

Entrance Hallway

A light and welcoming space with a window to the side aspect. The staircase leads up to the first floor and doors open to the dining kitchen, guest cloakroom and the

Sitting Room 23'6" x 11'0" (7.18m x 3.37m)

This is a generously proportioned reception room with the dual aspect windows allowing in plenty of natural light.

Open Plan Dining Kitchen

With a continuation of the wood effect flooring from the entrance hallway is this spacious open plan kitchen/diner. The kitchen is lit by inset spotlights to the ceiling and the dining area has a pendant light fitting.

Kitchen Area 10'7" x 7'10" (3.25m x 2.41m)

Fitted with a good range of wall and base units with wood effect work surfaces and upstands. High quality integrated appliances, all 'smeg', include the fridge, freezer, washer/dryer and dishwasher. There is also an electric oven and electric hob with glass splash back and extractor hood over. The inset one and a half bowl sink with swan neck mixer tap is ideally located beneath the window to the rear aspect looking out onto the garden.

Dining Area 11'6" x 7'9" (3.53m x 2.37m)

Ample space for a good sized table and chairs. A door opens to a useful understairs storage cupboard. To the rear of the room are French doors providing access to the garden.

Guest Cloakroom 5'2" x 3'1" (1.59m x 0.94m)

Fitted with a dual flush WC and a wall hung wash hand basin with tiled splash back.

First Floor

The staircase leading up from the entrance hallway reaches the

Landing

From where doors open to the three bedrooms and the family bathroom. An additional door opens to the airing cupboard.

Bedroom One 14'5" x 9'3" (4.40m x 2.83m)

This is a good sized double bedroom at the front of the home with a window looking out onto the cul-de-sac. Fronted by double doors is a built-in wardrobe providing hanging and storage space. To one side is a door accessing the

Ensuite Shower Room 6'0" x 3'11" (1.83m x 1.20m)

Having wood effect flooring, this ensuite is fitted with a dual flush WC, wall hung wash hand basin with mixer tap and tiled splash back and a tiled shower cubicle with thermostatic shower. There is also a ladder style heated towel radiator. To the front aspect is an obscured glass window and the room is lit by inset spotlights.

Bedroom Two 11'1" x 8'11" (3.40m x 2.72m)

The second double bedroom is also to the front of the property with a window looking out onto the cul-de-sac.

Bedroom Three 12'4" x 7'11" (3.77m x 2.43m)

This bedroom enjoys excellent and far reaching views over the rear garden and the rooftops towards the hillsides beyond.

Family Bathroom 7'0" x 6'2" (2.15m x 1.88m)

This part tiled bathroom is fitted with a three piece suite comprising dual flush WC, wall hung wash hand basin with mixer tap and a panelled bath with thermostatic shower over. The room has inset spotlights to the ceiling and an obscured glass window to the rear aspect. In addition there is a wall mounted mirror fronted cabinet.

Outside

To the front of the property is a neat foregarden edged with low level hedging and a pathway leading to the front entrance door. To the side is a good sized driveway allowing ample off road parking. The main garden is found to the rear and has the benefit of being south facing. It is fully enclosed by timber fencing, is accessed from the dining kitchen as well as the driveway, and is mainly laid to lawn but also incorporates a paved area and gravelled areas.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2224 per annum.

Maintenance Charge

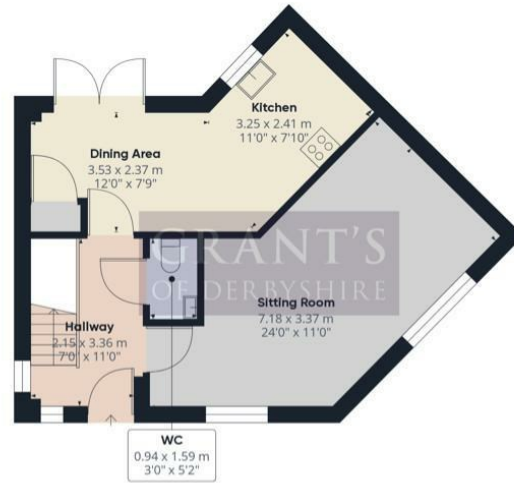
Each home on this development contributes an annual payment to the maintenance and upkeep of the common areas, pathways and grassed areas. The fee for 2024 is £354.52.

Directional Notes

From Crown Square in the centre of Matlock, continue along Causeway Lane (A615) and at the roundabout take the first exit onto Steep Turnpike. At the top of the hill turn left onto Chesterfield Road (A632) Upon reaching The Duke of Wellington public house on the left hand side, take the right hand turn into Asker Lane and then right again into the Treetops development. At the bottom of Pingle Rise, turn right onto Barley Way and number 28 can be found after a short distance on the left hand side.







Floor 0



Floor 1

Approximate total area⁽¹⁾
92.14 m²
991.79 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.

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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.

