



GRANT'S
OF DERBYSHIRE

10 Painters Way, Two Dales DE4 2SB
Offers Around £230,000

Grant's of Derbyshire are delighted to offer For Sale, this semi-detached, two bedrooomed bungalow, which is located on a quiet cul-de-sac in the sought after village of Two Dales. Benefitting from uPVC double glazing and gas central heating throughout, the property briefly comprises; Entrance Hallway, Living Room, Kitchen, Two Bedrooms, Sun Room & Family Shower Room. Outside there's a low maintenance front garden laid with gravel and to the rear, a fully enclosed, landscaped garden with two areas of lawn, two areas of gravel and a fantastic patio area, ideal for enjoying the lovely rooftop views towards the surrounding countryside and woodland. There's also a large driveway, providing parking for at least two vehicles as well as a single garage. No upward chain. Viewing highly recommended.



Location

Situated just off the A6, three miles north of Matlock and five miles south of Bakewell, lies the small village of Two Dales. The village has a friendly community with shops, post office, a garage, a doctor's surgery, café and The Plough Inn, a popular pub serving real ales and food. There is easy access to the A6 and the Peak District with superb walks on the doorstep.

Accessing the property

The property can be accessed via the tarmac driveway which leads to the side entrance door and straight into the:

Entrance Hallway

An 'L' shaped area with doors leading off to the Living Room, both Bedrooms and the Shower Room. There's also a handy storage cupboard, ideal for household items, which also houses the Worcester combi boiler.

Living Room 13'8" (max) x 11'8" (max) (4.17m (max) x 3.56m (max))

A bright and spacious room with a front aspect uPVC double glazed window which overlooks Painters Way itself. There's an electric feature fireplace and a door opens into the:

Kitchen 9'4" x 7'1" (2.87m x 2.17m)

With a front aspect uPVC double glazed window overlooking Painters Way and granite effect vinyl flooring. This room is fitted with contemporary cream gloss wall, base and drawer units with eye-catching red splash back tiles, a granite effect laminate work top over and a stainless steel sink with mixer tap. Integrated appliances include a Bosch induction

hob with stainless steel extractor hood over and a Zanussi electric oven below. There's also space and plumbing for an automatic washing machine and space for both an undercounter fridge and freezer (all currently in situ).

Bedroom 1 10'9" (into cupboard) x 8'5" (3.28m (into cupboard) x 2.57m)

A double bedroom with plenty of storage, including an integrated double mirrored wardrobe and additional wood effect over-head and side cupboards. Double glazed sliding doors open into the:

Sun Room 8'9" x 7'10" (2.69m x 2.39m)

A lovely bright room with double glazed windows to three aspects and a side aspect uPVC double glazed door which provides access to the rear garden.

Bedroom 2 8'5" x 7'5" (2.58m x 2.28m)

The smaller of the two bedrooms with a rear aspect uPVC double glazed window which overlooks the landscaped rear garden.

Shower Room 6'7" x 5'1" (2.01m x 1.56m)

A fully tiled room with a side aspect uPVC double glazed window with obscured glass and tile effect vinyl flooring. Fitted with a contemporary three piece suite consisting of vanity style wash hand basin, dual flush WC and a rectangular walk-in shower cubicle with mains shower over. There's also a chrome ladder style heated towel rail.

Outside & Parking

To the front there's a small garden laid with gravel and to the rear, a fully enclosed landscaped garden which enjoys a high level of privacy, has two areas of lawn, two areas of gravel and a lovely patio area, ideal for enjoying the rooftop views towards open countryside and woodland. There's a large tarmac driveway to the side of the property which provides off-road parking for at least two vehicles along with a:

Single Garage 17'5" x 9'1" (5.33m x 2.77m)

With a front aspect up-and-over door and a side aspect wooden door which can be accessed from the rear garden.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.

Directional Notes

From Matlock Crown Square, take the A6 north to Darley Dale. On reaching Darley Dale, turn right into Chesterfield Road, opposite the Co-Op store. Turn next left into Columbell Way and then take the right hand cul-de-sac into Painters Way. Follow the road round the bend and number 10 can be found on the right hand side, identified by our For Sale sign.







Total area: approx. 65.8 sq. metres (708.2 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (70-80) C | | 70 | |
| (55-69) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |