



46 Thorncliffe Avenue,
Darley Dale, DE4 2HU

£450,000

W
WILKINS VARDY

£450,000

STUNNING NEW BUILD HOME IN SECLUDED SEMI RURAL LOCATION WITH LADY MANNERS CATCHMENT - AMPLE PARKING & OPTION TO HAVE A GARAGE BUILT.

Nestled in a tranquil and secluded semi-rural setting, this impressive new build property on Thorncliffe Avenue offers a perfect blend of modern living and natural beauty. Completed in 2025, this detached house boasts a generous floor area of 1,424 square feet, providing ample space for comfortable family living.

The heart of the home is undoubtedly the fantastic open-plan kitchen area, which features a quadruple aspect design that floods the space with natural light. The bi-fold doors seamlessly connect the indoors with the outdoors. The accommodation comprises three spacious bedrooms, including an impressive master suite that comes complete with its own en-suite bathroom and a dressing room. The additional two bedrooms are well-sized and can easily accommodate family or guests.

With two modern bathrooms, this home is designed to cater to the needs of a growing family. The property is tucked away at the head of this popular cul-de-sac, bordering Northwood Recreation Ground, an ideal place for kids to play or to stroll with the dog.

- FANTASTIC NEW BUILD DETACHED HOUSE
- DELIGHTFUL SEMI RURAL POSITION BORDERING ONTO NORTHWOOD RECREATION GROUND
- MASTER SUITE WITH EN-SUITE AND DRESSING ROOM
- INTEGRATED APPLIANCES AND SOLID WOOD WORK SURFACES
- COMPLETE AND READY FOR IMMEDIATE OCCUPATION
- GENEROUS PLOT WITH SURROUNDING GARDENS (OPTION TO HAVE A GARAGE BUILT)
- THREE GENEROUS BEDROOMS
- SUPERB OPEN PLAN GROUND FLOOR FAMILY KITCHEN
- ENERGY EFFICIENT CONSTRUCTION WITH AIR SOURCE HEAT PUMP
- VIEWING STRONGLY RECOMMENDED

General

Heating - Air Source Heat Pump - Underfloor heating to ground floor
uPVC double glazed windows and doors (unless otherwise stated)
8 Year Architects Warranty
Gross internal floor area - 132.3 sq.m./1424 sq.ft.
Council Tax Band - TBC
Tenure - Freehold
Secondary School Catchment Area - Lady Manners School
EPC - Waiting on completion of SAP rating.

Option To Have Garage Built

The developer is willing to look at constructing a new detached garage on site for an agreed amount in addition to the current asking price.
This will be subject to any required statutory approvals.

On the Ground Floor

A composite front entrance door with glazed side panel opens into a ...

Entrance Hall

Being open plan to the dining kitchen. A door from here gives access to a ...

Inner Hall

Having a door to a useful Store. A further doo opens to a ...

Cloaks/WC

Fitted with a white 2-piece suite comprising of a low flush WC and wash basin with vanity unit below.

Superb Open Plan Dining Kitchen/Living Room

Dining Kitchen

21'10 x 21'3 (6.65m x 6.48m)
Being triple aspect and fitted with a range of wall, drawer and base units with complementary solid wood work surfaces and upstands, including a centre island unit.
Inset single drainer ceramic sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, electric double oven and induction hob with extractor canopy over.
Laminate flooring and downlighting.
Bi-fold doors overlook and open onto the rear garden.
An oak staircase with glass balustrade rises to the First Floor accommodation

Living Room

14'9 x 11'9 (4.50m x 3.58m)
A spacious dual aspect reception room, being open plan to the kitchen, fitted with laminate flooring and having downlighting.
Bi-fold doors overlook and open onto the rear of the property.

On the First Floor

Landing

Having a gable end window and fitted with downlighting.

Master Bedroom

13'6 x 12'2 (4.11m x 3.71m)
A spacious dual aspect double bedroom. Doors from here give access to a dressing room and an en suite shower room.

Dressing Room

A front facing room.

En Suite Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.
Tiled floor and downlighting.

Bedroom Two

15'5 x 10'7 (4.70m x 3.23m)
A spacious dual aspect double bedroom.

Bedroom Three

15'5 x 10'8 (4.70m x 3.25m)
A spacious double bedroom with two windows overlooking the front of the property.

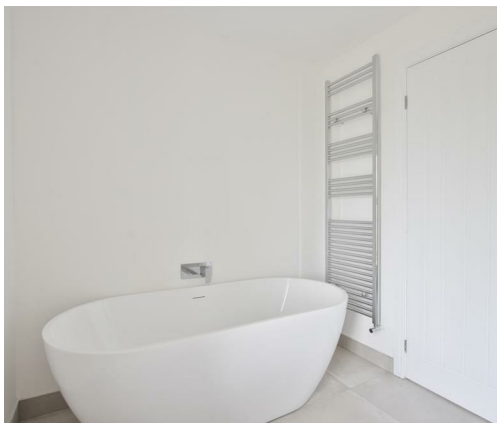
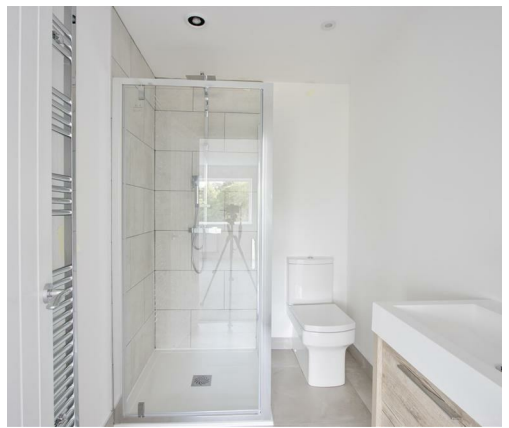
Family Bathroom

Fitted with a white 4-piece suite comprising of a freestanding bath, fully tiled shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.
Tiled floor and downlighting.

Outside

To the front of the property there is a substantial block paved drive providing ample car/caravan standing space.

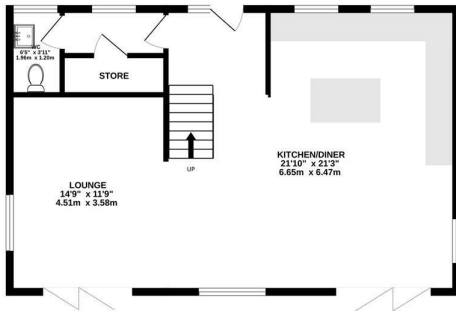
There is a lawned garden to the side of the property which continues round to the rear, where there is also a raised paved seating area.



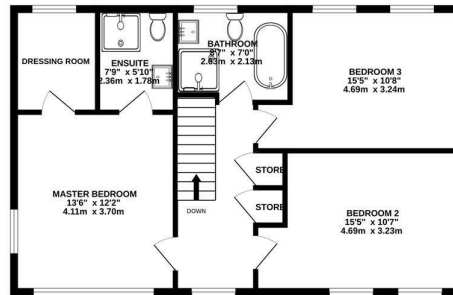
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1424 sq.ft. (132.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Lady Manners School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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