



Halcyon House Crowstones Road, Darley Dale, Matlock, DE4 2GU

Saxton Mee

# Halcyon House Crowstones Road

## Darley Dale

Guide Price

# £315,000

Nestled in the sought-after village of Darley Dale, this three-bedroom stone-built detached home epitomizes charm and convenience. The property features off-road parking and a delightful rear garden, perfectly complementing its attractive façade.

Situated in a prime location, residents can enjoy an excellent range of shops, local amenities, and convenient school catchment areas, along with easy access to public transport links. The home's strategic position offers the best of both worlds, proximity to the historic town of Bakewell and the thriving spa town of Matlock, as well as the scenic adjoining villages.

The house, equipped with gas central heating and double glazing, boasts ample potential for expansion, pending the relevant planning consents. Upon entering, one is welcomed by an entrance hallway complete with a WC. The sitting room features a broad bay window, creating a light-filled and inviting atmosphere. The dining kitchen, with doors opening to the rear garden, serves as a perfect hub for family gatherings and entertaining.

Upstairs, a landing leads to the master bedroom, which includes an en-suite shower room. Two additional bedrooms and a family bathroom complete the first-floor layout.

Outside, a block-paved driveway provides ample off-road parking. The rear garden, enclosed and easily managed, features a large seating terrace, offering a tranquil spot to enjoy views towards Stanton Moor. The property is offered with no upward chain.

- Sought After Village Setting
- Views Towards Stanton Moor
- Offering Potential To Enlarge
- Off Road Parking
- Within Highly Regarded School Catchment
- Excellent Village Amenities
- Access to Many Local Walks & Cycle Trails
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office





# Halcyon



**Approx. Gross Internal Floor Area 913 sq.ft / 84.79 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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