



20 Lime Tree Avenue, Darley Dale, Matlock, Derbyshire, DE4 2FS

Saxton Mee

# 20 Lime Tree Avenue

Darley Dale

Guide Price £200,000 - £215,000

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A traditional stone-fronted end of terrace cottage which has been refurbished and is beautifully finished throughout. This spacious three bedroom family home is ideally located in the sought-after town of Darley Dale, positioned between Matlock and Bakewell. The home benefits from excellent local amenities, shops and regular bus services. It also falls within a highly regarded school catchment and offers easy access to the Peak District countryside & scenic walks, making it ideal for families and outdoor enthusiasts alike.

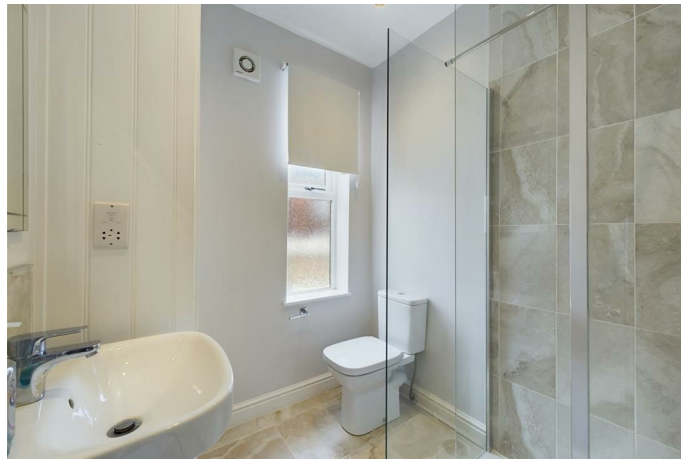
The entrance hallway leads to the sitting room, and an open plan dining/kitchen with stylish contemporary units. The dining area also features a stone fireplace and French doors out to the rear courtyard. Stairs rise to the first floor landing with access to the master double bedroom, bedroom two which is also a double, and the third single bedroom. The bathroom with white suite and shower completes the accommodation.

Outside, the front pathway leads through to a small walled garden. To the rear is an easily maintained courtyard garden with outbuilding useful for storage.

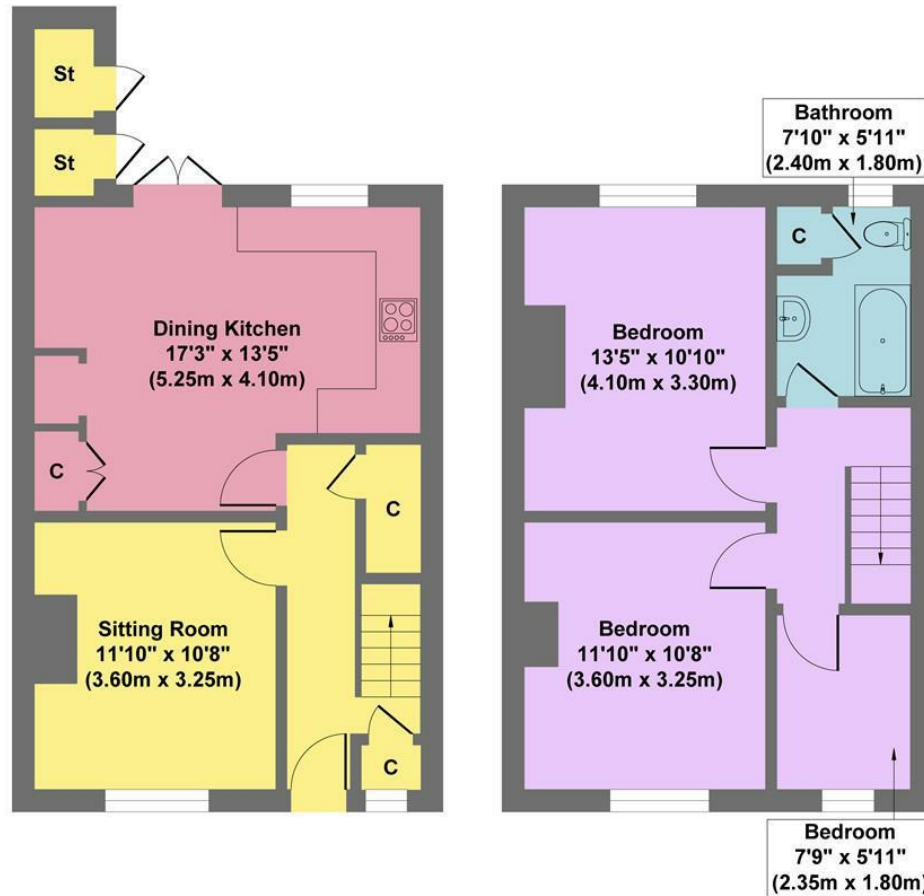
The property is offered to the market with no upward chain.

- Traditional Stone-Fronted End Terrace Cottage
- Beautifully Finished Throughout
- Two Double Bedrooms and One Single
- Courtyard Garden With Outbuilding
- Open Plan Kitchen/Dining Room
- Separate Sitting Room
- Easy Access to Chatsworth, Matlock and Bakewell
- Located Close To Amenities of Darley Dale
- EPC - D
- Viewings - Bakewell Office





## 20 Lime Tree Avenue



**Ground Floor**  
Approximate Floor Area  
460 sq.ft  
(42.74 sq.m.)

**First Floor**  
Approximate Floor Area  
439 sq.ft  
(40.82 sq.m.)

**Approx. Gross Internal Floor Area 899 sq.ft / 83.56 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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