



8 Sunnybank, Rowsley, Matlock, DE4 2DX

Saxton Mee

# 8 Sunnybank

## Rowsley

Asking Price

# £375,000

This well-presented three bedroom detached property, complete with a single detached garage, off-road parking and easily managed gardens, occupies a peaceful position within a popular residential setting in the sought-after village of Rowsley. Located on the edge of the Chatsworth Country Estate, the home benefits from a desirable setting surrounded by picturesque countryside while remaining conveniently close to both Bakewell and Matlock, where an excellent range of shops, amenities and leisure facilities can be found. The village itself is particularly appealing, offering a welcoming community atmosphere, proximity to Peak Village shopping centre and direct access to numerous local walks. It also provides straightforward commuting links to major commercial centres and lies within the catchment for highly regarded schools.

The accommodation is arranged to offer comfortable and practical living space throughout. An entrance hallway leads through to a fitted dining kitchen featuring a range of units and high-quality appliances, which in turn opens into a conservatory overlooking the garden. A cosy living room provides an inviting space to relax and a ground floor WC, completes the ground floor layout.

Upstairs, the first floor landing gives access to a double bedroom with full length built in wardrobes, a double bedroom with built in storage, a shower room and a further bedroom, offering flexibility for family living, guests or home working.

The single detached garage benefits from a side personnel door and useful overhead storage, while the surrounding gardens extend to three sides of the property and have been designed for ease of maintenance, enhancing the overall appeal of this attractive village home.

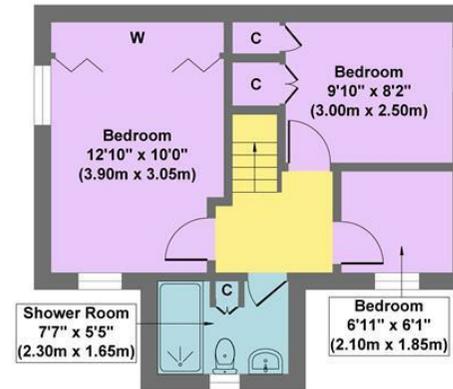


- Peaceful Residential Setting
- Garage & Off Road Parking
- Close To An Excellent Range Of Shops & Amenities
- Easily Managed Gardens
- Within Highly Regarded School Catchment
- On The Edge Of The Chatsworth Country Estate
- A Wealth Of Outdoor Pursuits On The Doorstep
- Easy Commutable Distance Of Major Commercial Centres
- EPC: TBC
- Viewings: Bakewell Office

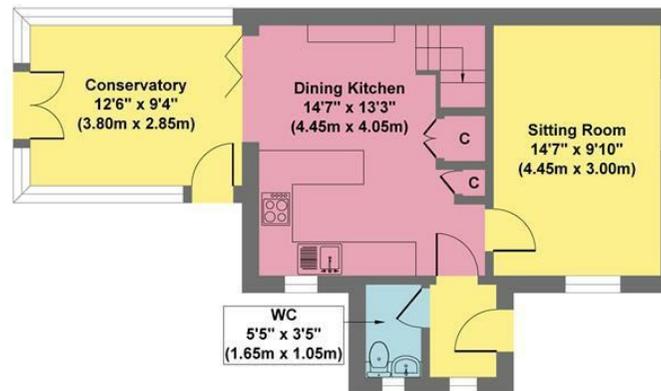




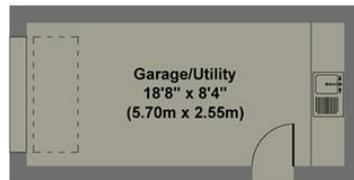
## 8 Sunny Bank



**First Floor**  
Approximate Floor Area  
390 sq.ft  
(36.27 sq.m.)



**Ground Floor**  
Approximate Floor Area  
516 sq.ft  
(47.95 sq.m.)



**Garage**  
Approximate Floor Area  
156 sq.ft  
(14.53 sq.m.)

**Approx. Gross Internal Floor Area 1062 sq.ft / 98.75 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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