



2 Stanton Villas, Chatsworth Road, Rowsley, Derbyshire, DE4 2EH

Saxton Mee



# Chatsworth Road

## Rowsley

Offers In The Region Of

# £485,000

Charming Derbyshire Setting

An impressive 1924 stone built three/four bedroom semi detached residence with easily managed gardens and off road parking. Occupying a sought after village on the edge of the Chatsworth Country Estate with local shops, country inns and direct access to many local walks. Well positioned between historic Bakewell and Matlock offering many independent shops, cafes and leisure facilities. Within highly regarded school catchment and commutable distance of major commercial centres.

Retaining many original character features alongside high quality fittings, the spacious and flexible accommodation is beautifully presented throughout. With accommodation set over four floors, gas central heating and double glazing comprising: entrance hallway with original tiled floor, a sitting room with a living flame gas fire, a sitting/dining room with a log burning stove and doors leading out to the paved seating terrace. A fitted dining kitchen with a range of appliances, a utility area and WC.

Cellar currently used for storage, formerly an entertainment room.

First floor: landing a double bedroom with built in storage cupboard, a double bedroom, bedroom/study and a family bathroom.

Second floor: landing with built in storage, double bedroom with eaves storage and an en-suite shower room.

Exterior: a driveway providing off road parking leads to the rear of the property. A large timber workshop, a timber storage shed and log store. The pretty gardens to the front and rear included planted beds, borders and seating terraces.



- Picturesque Setting With Attractive Countryside Views
- Off Road Parking For Several Vehicles & Potential For A Garage
- Charming Character Features & Immaculately Presented Throughout
- Within Highly Regarded Primary & Secondary School Catchment
- Spacious & Flexible Family Living Accommodation
- Easy Reach Of Excellent Local Shops & Amenities
- Access To Many Local Walks & Cycle Trails
- Nearby Bakewell & Matlock Offer Additional Shops & Leisure Facilities
- EPC: D
- Viewings: Bakewell Office







## 2 Stanton Villas



**Approx. Gross Internal Floor Area 1789 sq.ft / 166.14 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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