

Lea Lane

Whatstandwell, Matlock, DE4 5NU



Particularly well presented two bedroomed park home located within a unique development set in an idyllic and secure environment. The development nestles within the capital UNESCO World Heritage Site at the foot of the Peak District National Park and benefits from exclusive fly and course fishing rights, positioned adjacent to the River Derwent.

£210,000

John German 

This sale offers an excellent opportunity for a discerning purchaser (over 45) to acquire this particularly well-appointed park home, located within a unique development set in an idyllic and secure environment. The development nestles within the capital UNESCO World Heritage Site at the foot of the Peak District National Park and benefits from exclusive fly and course fishing rights, positioned adjacent to the River Derwent.

Built to a high specification, the accommodation benefits from sealed unit double glazing and LPG gas fired central heating. Internally the park home briefly comprises of a reception hallway, a well-proportioned open plan living/dining room with French doors leading onto a decked patio/balcony. Additionally, there is a spacious kitchen with a utility room off, a separate study, a master bedroom with fitted wardrobes, jack and jill ensuite/bathroom, and a second bedroom with fitted wardrobes/dressing table.

Location - This exclusive development, which has been granted a David Bellamy 'Gold' Conservation Award, also benefits from a high degree of security with remote-controlled entrance gates, recording CCTV and allotments. The location is particularly convenient with communication links to local centers including Derby, Nottingham, Sheffield and the A38 / M1 Motorway. There is also a local railway station at Whatstandwell links to London Mainline trains.

Derbyshire has many attractions including the historic towns of Ashbourne and Bakewell which lead to the Peak District National Park enjoying stunning and beautiful scenery. Furthermore local historic market towns include Cromford, Wirksworth and Matlock.

Accommodation - Upvc door to: Reception Hallway - Radiator, loft hatch access, door to useful storage cupboards and doors off to lounge/diner, study, bedrooms, Jack & Jill en-suite/bathroom.

L-Shaped Lounge/Diner - 5.90m x 2.80m to 5.80m (19'4" x 9'2" to 19'0") - Sealed unit double glazed windows in upvc frames to front and side with matching french doors opening onto the decked seating area, feature electric fireplace, radiator, coved cornice, wooden door providing access to:

Kitchen - 3.16m x 2.85m (10'4" x 9'4") - Roll edge preparation surfaces with inset 11/2 stainless steel sink with adjacent drainer and chrome mixer tap over with upstand surround, a range of cupboards and drawers under, integrated dishwasher, fridge freezer and double Indesit electric oven and grill, four ring electric hob and extractor hood over, complementary wall mounted cupboards, sealed unit double glazed windows in upvc frames to side with velux roof light, coved cornice and opening space leading into the:

Utility Room - 1.95m x 1.83m (6'4" x 6'0") - Roll edge preparation surfaces with upstand surround, appliance space and plumbing for washing machine and other white goods, adjacent cupboard and complementary wall mounted cupboards, one housing the Baxi boiler, radiator, upvc double glazed door providing access to the side of the property onto a small decking area with access also to the front and rear.

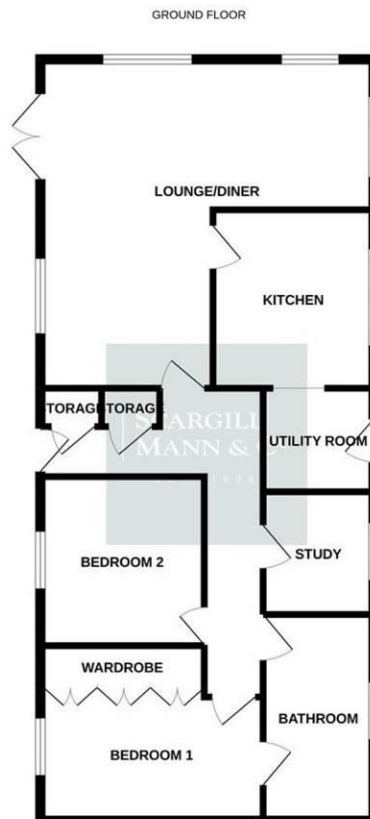
Bedroom One - 3.86m x 3.22m into wardrobes (12'7" x 10'6" into w - Fitted wardrobes, radiator, sealed unit double glazed windows in upvc frames to side and wooden door to:

Jack & Jill En-Suite Bathroom - 3.51m x 1.95m (11'6" x 6'4") - White suite comprising, vanity wash hand basin with chrome mixer tap, tiled splash-backs, low level w.c., jacuzzi bath with hot and cold taps and separate corner cubicle with mains chrome shower over, ladder style heated towel rail/radiator, electric extractor fan, coved cornice, velux roof light, sealed unit double glazed opaque window in upvc frame to side, wooden door leading to the hallway.

Study - 2.29m x 1.95m (7'6" x 6'4") - Coved cornice, radiator, sealed unit double glazed windows in upvc frame to side.

Bedroom Two - 3m x 2.86m (9'10" x 9'4") - Coved cornice, radiator, sealed unit double glazed window to side, useful built in wardrobes and drawers.

Outside & Gardens - Outside the property enjoys low-maintenance garden areas, incorporating a paved patio seating area to the side with well-established flowering and herbaceous borders, leading to a further private rear seating area with an artificial lawn and shed incorporating flowering and herbaceous borders. Additionally, there is a driveway providing off-street parking to the side, with an additional space to the front of the park home and security lighting.







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