



£1,500 Monthly

Sherwood Drive, Crich, Matlock, DE4

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are delighted to offer to the market this stunning Executive detached property situated in the much sought after Village of Crich.

## Main Particulars

Derbyshire Properties are delighted to offer to the market this stunning Executive detached property situated in the much sought after Village of Crich. The property is offered with a variety of soft furnishings and has spacious accommodation throughout which briefly comprises; stunning reception hallway, lounge, ground floor cloakroom and beautifully appointed dining kitchen leading to a separate utility room and second utility/store room. On the first floor there is a spacious master bedroom and ensuite, three further good sized bedrooms and family bathroom. Outside; the property is situated on a generous corner plot having ample parking and garage (currently used for storage). To the rear of the property there is a spacious enclosed garden and patio area all of which offer a good degree of privacy.

### Entrance Hallway

The property is approached via a modern composite front entrance door leading into an impressive entrance hallway, with stairs leading to the first floor accommodation, tiled flooring and under stair storage cupboard.

### Lounge

With double doors leading from the hallway, uPVC double glazed windows to the front and side elevations. Television point, central heating radiator.

### Dining Kitchen

Beautifully appointed with an extensive range of modern high gloss wall and base units with integrated fridge/freezer, dishwasher, electric oven and hob with extractor hood over. Complimentary work surfaces incorporate a one and a half bowl sink and drainer, there is feature under cupboard lighting, uPVC double glazed window to the rear elevation, central heating radiator and French style doors lead to the rear garden. An archway leads to the utility room.

#### Utility Room

Having an integrated washing machine, wall and base units and uPVC double glazed door leading to the rear garden. Central heating radiator.

#### Second Utility/Store Room

With space for tumble dryer, ample storage and shelving

#### Cloakroom

Fitted with a modern two piece suite comprising; low flush w.c. and wash hand basin. Central heating radiator, extractor fan and tiled floor. uPVC double glazed window to the side elevation.

#### Landing

An impressive galleried landing area overlooking the reception hallway.

#### Master Bedroom

Having an extensive range of built in wardrobes, television point. Central heating radiator and uPVC double glazed window to the front elevation.

#### En suite

Fitted with a white three piece suite comprising; double shower enclosure, low flush w.c. and wash hand basin. Ladder style radiator, extractor fan

#### Bedroom 2

With a uPVC double glazed window to the front elevation, central heating radiator.

#### Bedroom 3

With a uPVC double glazed window to the rear elevation, central heating radiator.

#### Bedroom 4

Having a range of built in wardrobes, central heating radiator and uPVC double glazed window to the rear elevation.

#### Family Bathroom

Fitted with a white four piece suite comprising; panelled bath, low flush w.c. and wash hand basin. Central heating radiator and uPVC double glazed privacy window to the side elevation.

#### Outside

The property is situated on a generous corner plot with ample off road parking and open plan front garden. A pathway extends along the side elevation providing access to the rear garden. Being mainly laid to lawn with full width patio and space for a hot tub. All of which offer a good degree of privacy.

#### Tenants Information

Holding deposit: Equal to one weeks rent of £346.00 This will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing. Security Deposit: £1,730.00 Equal to Five weeks rent of this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS) Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s):

#### Tenants Information

Tenants are liable to the cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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