



£450,000

Joseph Roe Drive, Matlock DE4 5PD

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- 4 Bedroom With En-suite To Master
- Council Tax Band E
- Semi Rural Outlook
- Superb Detached Family Home
- Double Width Drive & Integral Garage
- Corner Plot Position
- Larger Than Average Landscaped Garden
- Quiet Countryside Position
- Sought After Village Location
- View Essential

## Property Description

New to the market is this beautifully presented four bedroom stone, executive detached home positioned on a quiet cul-de-sac location and benefiting from a superb semi rural outlook.

## Main Particulars

Derbyshire Properties are delighted to present this beautiful detached stone family home, located in a quiet cul-de-sac and benefiting from a semi rural aspect. The property is located in the highly sought-after village of Crich, close to Matlock and Belper. The village offers a widespread range of local amenities to include award winning bakery, butchers, Indian restaurant, post office, schooling and useful road links. Internally the property comprises of reception hall, lounge, cloakroom/WC, superb open plan living kitchen and utility room. To the first floor there are four bedrooms with en-suite shower to the master bedroom and contemporary bathroom. Externally the property is located on a corner plot position and benefits from unusually larger than average garden that has been fully landscaped and boasts a large entertaining terrace, low maintenance garden and covered pergola/terrace.

### Reception Hall

2.99m x 2.46m (9' 10" x 8' 1") Entered via composite door from the front elevation, spotlighting, wall mounted thermostat control unit and alarm control panel. Carpeted staircase at first floor landing, wood floor covering and internal glass doors giving access to both lounge and kitchen. Additional internal door giving access to the downstairs cloakroom.

### Cloakroom/WC

0.91m x 1.80m (3' 0" x 5' 11") With low-level WC, fully tiled floor and walls, double glazed obscured window, wall mounted radiator, pedestal wash hand basin and extractor fan to ceiling.

### Lounge

5.21m x 3.54m (17' 1" x 11' 7") This beautifully presented room comprises of large bay windows to the front and side elevations of which the front elevation benefits from superb semi rural countryside view. Wall mounted radiator, TV point and an additional window to the side elevation.

### Open Plan Living Kitchen

3.64m x 5.38m (11' 11" x 17' 8") Kitchen Area- Mainly comprising of a range of wall and base mounted matching units with flat edged work surfaces incorporating a one and half bowl stainless steel sink drainer unit with mixer taps and splashback areas. Under counter and cupboard lighting, integrated fridge/freezer, wine cooler, double electric oven, induction hob, stainless steel splashback and extractor hood over. Spotlights to ceiling, double glazed window to the rear elevation and wood floor covering.

Dining Area - With the continuation of the wood floor covering from the kitchen area, feature bay housing windows and French doors to the rear elevation, wall mounted radiator and archway leading to the utility room.

### Utility Room

1.25m x 2.88m (4' 1" x 9' 5") With the continuation of wood floor covering from the kitchen/ding area. Base mounted storage units with modern flat edged work surface, wall mounted shelving, radiator and internal door leading through to the garage.

#### First Floor

##### Landing

2.24m x 3.97m (7' 4" x 13' 0") Access via the main entrance hallway, ceiling mounted loft access point with pulldown ladder, internal doors accessing all four bedrooms, bathroom and linen storage cupboard.

##### Bedroom 1

3.08m x 3.56m (10' 1" x 11' 8") With double glazed window, wall mounted radiator, TV point and fitted wardrobes, providing useful storage and hanging space. Internal door gives access to the en-suite.

##### En-Suite

2.45m x 1.52m (8' 0" x 5' 0") This beautiful three-piece shower suite comprises of WC, wall mounted vanity unit and large shower enclosure with mains fed shower and attachment over accessed via sliding doors. Attractive tiling to walls, tiled floor covering, double glazed obscured window, spotlight and extractor fan to ceiling and wall mounted chrome heated towel rail.

##### Bedroom 2

3.83m x 3.15m (12' 7" x 10' 4") With double glazed window, wall mounted radiator and useful recess for wardrobes.

##### Bedroom 3

3.02m x 3.02m (9' 11" x 9' 11") With double glazed window, storage alcove with shelving, TV point and wall mounted radiator.

##### Bedroom 4

3.00m x 3.03m (9' 10" x 9' 11") Double glazed window to the rear elevation, wall mounted radiator and attractive wood effect wall decoration.

##### Family Bathroom

2.65m x 2.02m (8' 8" x 6' 8") Echoing the en-suite is this four piece family bathroom to include WC, wall mounted vanity unit, panelled bath with corner mounted tap and separate shower enclosure with main fed shower and attachment over. Spotlights and extractor fan to ceiling, full wall tiling, double glazed obscured window, spotlights and extractor fan.

##### Outside

The property is located in a sizable corner plot and benefits from a semi-rural aspect to the front elevation. To the front aspect is a lawn garden with double width block paved driveway, providing parking for four vehicles and giving access to an integral garage with open over door, light and power . A paved pathway to the side elevation leads to the rear garden, stocked flowerbeds, wall mounted lighting and security lighting.

Rear garden -The landscaped maintenance rear garden offers a private paved entertaining terrace with centrally mounted staircase leading to a low maintenance family garden area with additional decking terrace with Pergola over. The property is surrounded by timber fencing and wall boundaries, outside tap, security lighting and

raised planting beds.

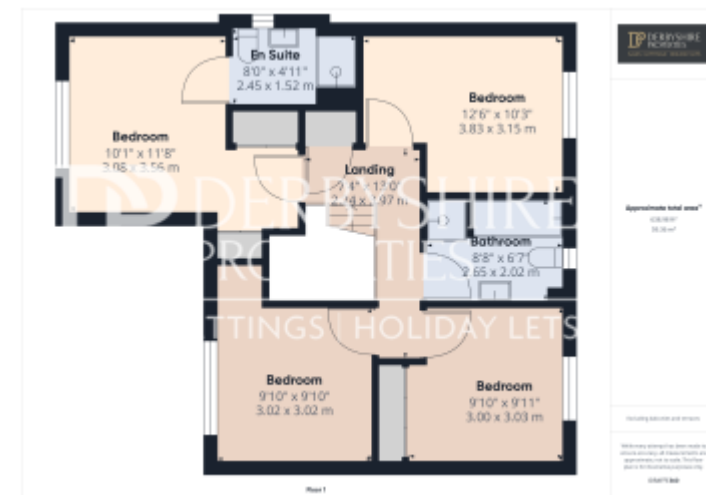
Integral Garage

6.03m x 2.87m (19' 9" x 9' 5")

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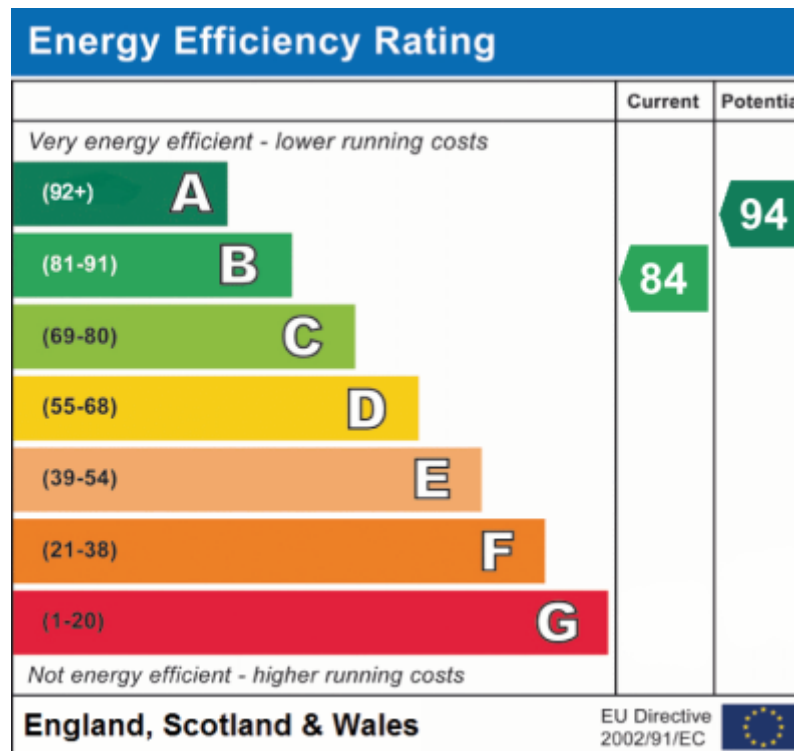




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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