



£475,000

Cromford Road, Matlock DE4 5DJ

Link Detached House | 3 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Superb Stone Built Dwelling
- 3 Bedrooms & 1 Reception Room
- Beautiful Open Plan Living Kitchen
- Guest Cloakroom & Utility
- Front & Rear Entrance Hallways
- Elevated Location With Stunning Views
- En-Suite & Bathroom
- Large Private Garden To Rear
- Highly Regarded Village With A range Of Local Amenities
- Council Tax Band E

## Property Description

An excellent opportunity to acquire this beautifully presented, expertly renovated stone dwelling, situated in the highly regarded village of Crich.

## Main Particulars

Derbyshire Properties are delighted to present this stunning Stone-built, link-detached family home, located in the highly regarded village of Crich. The property is conveniently situated within walking distance of a variety of local amenities, including a post office, butcher, bakery, general store, restaurant, and a family-friendly public house. Internally, the property comprises an entrance hallway, utility room, guest cloakroom, open-plan living kitchen, garden room, inner hallway, rear reception porch, and a living room. To the first floor, a landing provides access to three bedrooms and a family bathroom, with an ensuite shower room off the master bedroom. Externally, the superb rear garden features a paved patio area adjacent to the rear porch, a log store, external lighting, and a lawn enclosed by stone walls and timber fencing. The garden extends into additional landscaped areas, including dry stone walls, a range of mature trees, and planted flowerbeds. The property enjoys a high degree of privacy and an elevated position with attractive views.

### Front Entrance Hall

Accessed via a stable door from the front elevation, this light and airy reception space showcases superb original features, including exposed stone walling and a timber lintel. The room benefits from a wall-mounted stylish radiator and a porcelain-tiled floor. Cottage-style latch doors provide access to the utility room, guest cloakroom, and open-plan living kitchen.

### Utility Room

Continuing from the entrance hall, the porcelain floor covering extends seamlessly into this well-appointed kitchen. It features a range of wall and base-mounted shaker-style units, complemented by an inset Belfast sink and solid wood work surfaces. There is under-counter space with plumbing for both a washing machine and tumble dryer, a useful floor-to-ceiling ladder cupboard, and wall-mounted scaffold board shelving. A feature exposed stone wall adds character, with windows to both the side and front elevations, and a wall-mounted period-style radiator completes the space.

### Guest Cloakroom

Located under the stairs, this space comprises an enclosed WC and a slimline vanity unit with inset sink and tiled splashback. Features include an exposed timber lintel, tiled flooring, and ceiling spot lighting.

### Open-Plan Living Kitchen

**Kitchen Area:** Comprising a range of wall and base-mounted shaker-style units, featuring a double Belfast sink with solid wood work surfaces. Integrated appliances include a gas range with a large extractor canopy, dishwasher, fridge, and freezer. The space is finished with a porcelain floor covering, a window to the front elevation, wall-mounted feature shelving, ceiling spotlights, and pendulum lighting.

**Living and Dining Area:** Continuing the porcelain floor from the kitchen, this open space is enhanced by wall-mounted vertical radiators, a TV point, and exposed ceiling beams. A breakfast bar provides seating and casual dining space. The focal point is an original exposed fireplace with a stunning stone backdrop, housing a cast-iron log burner. Built-in shelving within the chimney recess and a bespoke log store offer practical and stylish storage.

### Garden Room

This wonderful extension features a continuation of the floor covering from the kitchen area. French doors, flanked by adjoining windows, provide access to the rear garden. The inner hallway includes a carpeted staircase leading to the first-floor landing, a door to the living room, and an additional doorway giving access to the rear entrance porch.

### Rear Entrance Hall

With a stable door to the rear elevation, a window to the side elevation, exposed stone door surrounds, and a tiled floor covering

### Living Room

With windows to the rear and side elevations enjoying elevated views across Crich. Wood floor covering, TV point, wall mounted lighting and period style radiator. The focal point of the room is an additional cast-iron log burning fire with wooden lintel, brick backdrop and raised hearth.

### First Floor Landing

Accessed via the inner hallway with cottage doors providing access to all three bedrooms and family bathroom.

### Bedroom 1

With a window to the rear elevation, overlooking the rear garden and offering stunning elevated views across Crich. Features include a wall-mounted period-style radiator, pitched roof with exposed timbers, and ample space for bedroom furniture. An internal door provides access to:

### En-Suite

Comprising a low-level WC, modern vanity unit, and a spacious shower enclosure with mains-fed shower and sliding glass door. The room features spotlights, an exposed ceiling beam, wall-mounted extractor fan, heated towel rail, and vinyl flooring.

### Bedroom 2

This beautifully presented bedroom features jewel-aspect windows that offer stunning elevated views. It also includes a wall-mounted period-style radiator and ample space for wardrobes.

### Bedroom 3

(Currently used as a nursery) featuring a double-glazed window to the front elevation, a wall-mounted period-style radiator, a ceiling-mounted loft access point, and ample space for bedroom furniture.

### Beautiful Family Bathroom

Beautifully presented period-style family bathroom comprising a low-level WC, pedestal wash handbasin, and shower enclosure with mains-fed shower and attachment. The focal point of the room is a modern curved freestanding 'clawfoot' bath with centrally mounted taps and shower attachment. The space features half-wall wood panelling, a window to the front elevation, spotlights, an exposed ceiling beam, and a wall-mounted extractor fan.

### Outside

The stunning rear garden features a paved patio area directly adjacent to the property, enclosed by attractive stone walling and timber fencing that provides privacy from neighbouring homes. An external wood store, security and feature lighting, and well-maintained flowerbeds enhance the outdoor space. Beyond the patio, the garden extends into two further sections, predominantly laid to lawn and interspersed with mature trees and shrubs, creating a natural screen from neighbouring properties. Attractive dry stone walls divide the garden sections, complemented by stocked flowerbeds and an additional log store.

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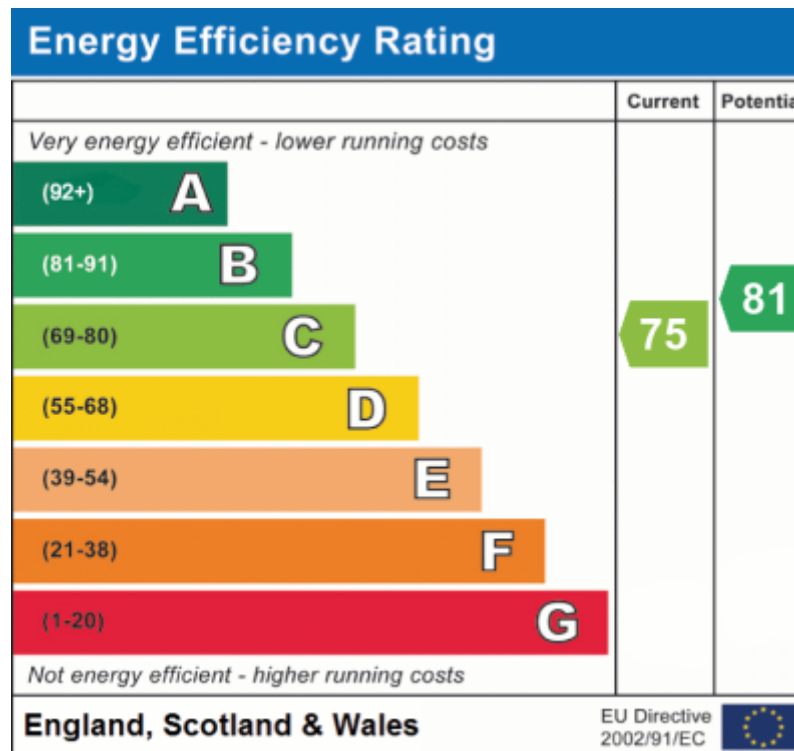






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