



£475,000

Sheldon Gardens, Matlock DE4 5NE

Detached House | 4 Bedrooms | 3 Bathrooms

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES • LETTINGS • HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)





# Step Inside

---

## Key Features

- Superb Modern Detached Home
- 4 Bedrooms & 3 Bathrooms
- Located Within The Heart Of Crich Village Centre
- Beautiful Gardens Offering Privacy
- Rear Conservatory
- Large Driveway & Attached Garage
- Ideal Family Purchase
- Walking Distance To All Local Amenities
- Viewing Absolutely Essential
- No Upward Chain

## Property Description

An opportunity to acquire this superb example of a modern stone-built family home, ideally located in the heart of Crich Village Centre. This property is offered with No upward Chain.

## Main Particulars

Offered with No upward Chain Derbyshire Properties are delighted to introduce for sale this superbly presented modern stone-built detached home, located in the highly regarded village of Crich. Situated in the heart of the village, the property enjoys convenient access to a range of local amenities including a butcher, baker, restaurant, post office, general store, interior design shop and a friendly local pub. The accommodation briefly comprises: oak framed front porch, entrance hall, guest cloakroom/WC, living room, dining room, conservatory, kitchen, utility room and an attached garage. To the first floor, a spacious landing provides access to four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite shower room. Externally, the property is positioned within a private cul-de-sac and boasts an attractive frontage with ample off-road parking. To the rear is a beautifully maintained, family-friendly garden offering a high degree of privacy — perfect for outdoor entertaining and relaxation. The property has been thoughtfully and comprehensively upgraded in the last six years and we believe this wonderful home will particularly appeal to families, and an early internal inspection is highly recommended to avoid disappointment.

### Enclosed Porch

A light and airy oak framed front porch with composite front door, double glazed panels, laminate flooring and electric panel heater leading to

### Entrance Hallway

Entered via a composite door from the front elevation into this inviting reception hall with wall-mounted radiator, alarm control panel, staircase leading to the first-floor landing, and decorative coving to the ceiling.

### Guest Cloakroom

Fitted with a low-level WC and a vanity unit incorporating an inset sink with storage cupboards beneath. Finished with laminate flooring, part-tiled walls, double glazed obscured window, ceiling-mounted extractor fan, and a wall-mounted chrome heated towel rail.

### Living Room

Featuring a double glazed window to the front elevation, wall-mounted radiators, TV point, and attractive modern interior doors providing access to the dining room. The focal point of the room is a living flame effect gas fire set within a modern surround and raised hearth.

### Dining Room

Situated between the lounge, kitchen, and conservatory, with wall-mounted radiator and decorative coving to the ceiling. An open plan doorway leads to the kitchen, and double glazed French doors open into the conservatory.

### Conservatory

Constructed from uPVC units with a pitched roof, this wonderful addition to the rear of the property features a wood-effect laminate flooring, a gas fired 'log-burning'

effect stove with an attractive stone backdrop, and sliding patio doors providing access to the rear garden.

#### Kitchen

Comprising a range of wall and base-mounted Shaker-style units with a modern flat-edged worksurface incorporating a 1.5 sink drainer unit with mixer tap. Integrated appliances include an undercounter fridge and separate freezer, dishwasher, electric oven, microwave oven, and a four-ring gas hob with a modern extractor canopy over. There is a shaped breakfast bar with seating beneath, under-cupboard lighting, a wall-mounted vertical radiator, a double-glazed window to the rear elevation, and doors leading to the entrance hallway and utility room.

#### Utility

Featuring a continuation of the kitchen units and worksurface, incorporating a circular stainless steel sink with mixer tap and tiled splashback. There is under-counter space and plumbing for a washing machine. A wall-mounted radiator, a double-glazed window to the rear elevation, with an internal fire door providing access to the garage, and a double glazed external door to the side elevation.

#### First Floor

##### Landing

Accessed from the main entrance hallway, featuring a double glazed window to the side elevation, ceiling-mounted loft access with loft ladder and decorative coving.

##### Bedroom 1

With a double glazed window to the front elevation, wall-mounted radiator, and TV point.

Leading to - Dressing Room / Bedroom 4 – Currently used as a dressing room to the master bedroom, this space could easily function as a fourth bedroom or nursery. Comprising a range of bespoke fitted sliding wardrobes, offering a wealth of storage and hanging space. This room also benefits from a double glazed window, wall mounted radiator and decorative coving.

##### En-Suite

Three-piece suite including a low-level WC, slimline vanity unit, and shower enclosure with main-fed shower and hand attachment. The room features part-tiled walls, wall-mounted heated towel rail, double glazed obscured window, spotlights, and ceiling-mounted extractor fan.

##### Bedroom 2

With a double glazed window to the rear elevation, wall-mounted radiator, decorative coving, and fitted wardrobe.

##### Bedroom 3

With internet modem and CCTV monitor, double glazed window to the rear elevation, wall-mounted radiator, and decorative coving.

##### Bedroom 4

Currently used as a dressing room to the master bedroom, this space could easily function as a fourth bedroom or nursery.

##### Family Bathroom

Comprising a contemporary three-piece white suite, including WC, vanity unit, and wood-panelled bath with centrally mounted taps and shower attachment. An additional showerhead is positioned over the bath, complemented by a glass shower screen. The room features part-tiled walls, a double-glazed obscured window, an

additional wall unit above a wall-mounted chrome heated towel rail, ceiling spotlights, and an extractor fan.

#### Outside

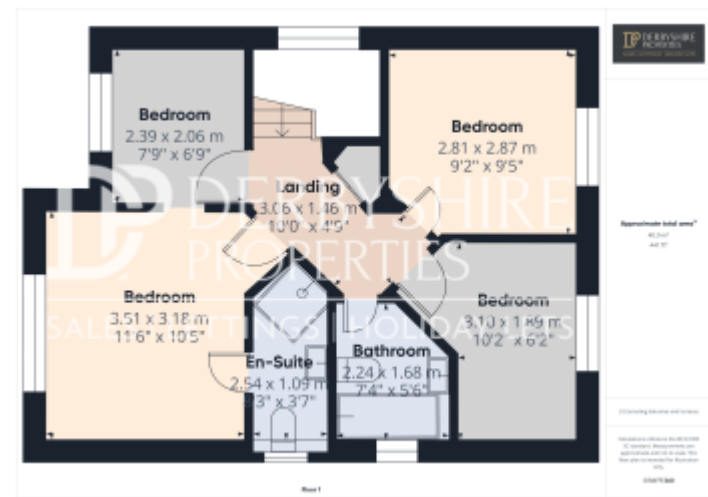
This superb residence is situated down a private drive into a cul de sac with only three other properties. The front elevation boasts a large block-paved driveway providing parking for 3–4 vehicles and access to an attached garage with electric up-and-over door, light, and power. The garden is predominantly laid to lawn with shaped flowerbeds and mature borders, offering a high degree of privacy. At the rear, a paved entertaining terrace provides the perfect space for outdoor dining and socialising. The garden also includes paved pathways, well-stocked flowerbeds and borders, a pergola with water feature and seating area, Garden shed and lean-to greenhouse. outside lighting, water tap, and mature trees and shrubs, further enhancing privacy from neighbouring properties.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



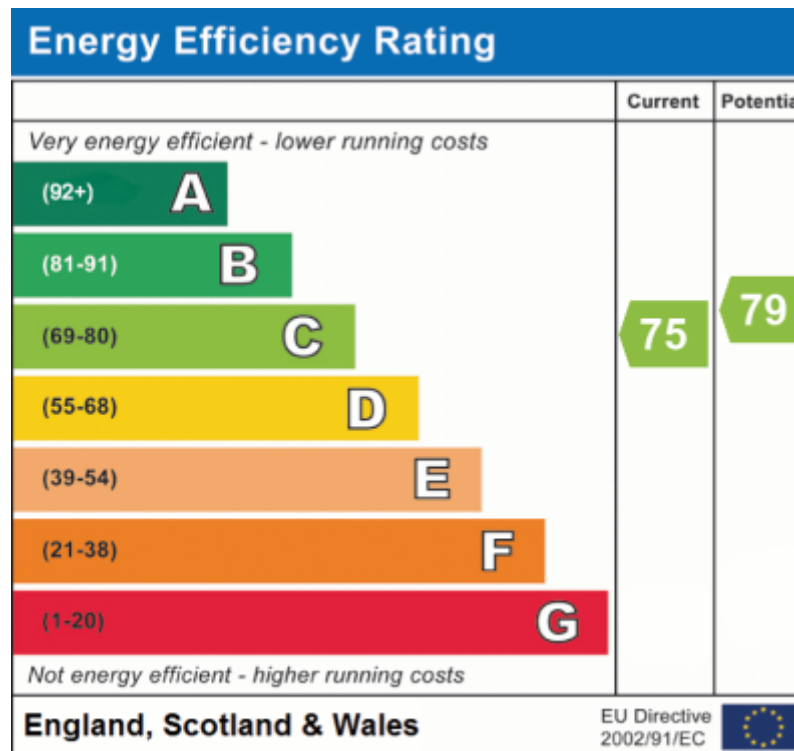




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY





Telephone: 01773 820983

 **DERBYSHIRE**  
PROPERTIES  
= RAMP & RENTALS =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)