



£425,000

Springfield Close, Matlock DE4 5DB

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Guide Price £425,000 - £450,000
- Open House Event July 3rd
- • Spacious four-bedroom detached family home
- Peaceful cul-de-sac position within walking distance of Crich village centre
- Spacious lounge with log-burning stove and dual-aspect windows
- Well-appointed kitchen/breakfast room with adjoining utility room
- Ground floor bedroom/reception room offering multi-generational living potential
- Delightful mature gardens with stream, bridge and extensive lawned areas
- Driveway providing off-road parking for several vehicles
- Attached single garage with power and lighting
- Ideal home for families seeking space, privacy and a sought-after village location

Property Description

***Guide Price £425,000 - £450,000 *** Spacious four-bedroom detached family home set on a generous plot in a peaceful cul-de-sac, conveniently located within walking distance of Crich village centre.

Main Particulars

***Open House event July 3rd ***

Derbyshire Properties are delighted to offer for sale this spacious and versatile four-bedroom detached family home, occupying a generous mature plot within a peaceful cul-de-sac, just a short walk from the heart of Crich village.

Lovingly owned and maintained by the same family for many years, the property provides well-proportioned accommodation ideally suited to modern family living. The ground floor offers a welcoming entrance hall, spacious reception rooms (one currently 4th bedroom) and a fitted kitchen, whilst the first floor comprises Three bedrooms and a family bathroom. Externally, the property enjoys beautifully established gardens to the front and rear, providing a high degree of privacy and an attractive setting for outdoor entertaining and family enjoyment. A generous driveway offers ample off-road parking and leads to the attached garage.

Situated within one of Derbyshire's most sought-after villages, residents can enjoy a range of local amenities, highly regarded schools, countryside walks and excellent transport links to surrounding towns and cities. An internal inspection is highly recommended to fully appreciate the space, setting and potential this excellent family home has to offer.

Entrance Hall

Accessed via a composite entrance door with adjoining obscure glazed side panel, the welcoming entrance hall features tiled flooring, a useful built-in storage cupboard and provides access to the principal ground floor accommodation.

Guest Cloakroom

Appointed with a low-level WC and a slimline vanity unit incorporating a wash hand basin. Complemented by tiled walls, a chrome heated towel rail and an obscure double-glazed window.

Bedroom Four/ Reception Room

A versatile room offering a range of potential uses, featuring a double glazed window to the rear elevation, radiator, television point and a double glazed door providing side access. Ideal as a guest bedroom, home office, playroom or additional reception room, with scope to form part of a self-contained living arrangement if required.

Dining Room

Situated between the kitchen and lounge, this well-proportioned dining room provides an ideal space for both family meals and entertaining. Having a radiator and staircase rising to the first floor accommodation.

Lounge

A spacious and light-filled reception room, benefiting from floor-to-ceiling double glazed windows to the front and side elevations. Features include a log-burning stove set upon a mirrored tiled hearth, creating an attractive focal point, together with fitted shelving, a television point and radiator.

Kitchen / Breakfast Room

Fitted with a comprehensive range of matching wall and base units with complementary work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap. Integrated Neff appliances include a double electric oven and gas hob with extractor canopy over, whilst there is further space and plumbing for additional appliances. Additional features include wood flooring, recessed ceiling spotlights, a radiator and a double glazed window overlooking the rear garden. An internal glazed door provides access to the utility room.

Utility Room

Providing additional storage together with plumbing for domestic appliances, space for further white goods, light and power, double glazed window and rear access door. A further internal door provides direct access into the attached garage.

First Floor Landing

Accessed via the staircase from the dining room, the landing features a rear-facing double glazed window, loft access with pull-down ladder and doors providing access to all first-floor accommodation.

Bedroom One

A spacious double bedroom enjoying delightful dual-aspect views over the surrounding countryside through double glazed windows to the front and rear elevations. Benefiting from wood flooring, a radiator and ample space for freestanding wardrobes.

Bedroom Two

A further generous double bedroom enjoying attractive views over the rear garden and surrounding countryside via a rear-facing double glazed window, complemented by an additional side-facing window. Features include fitted shelving and a radiator.

Bedroom Three (Currently used as office)

Currently utilised as a home office and open to the landing, this versatile room benefits from a rear-facing double glazed window, fitted shelving and a radiator.

Family Bathroom

Appointed with a modern white three-piece suite comprising a low-level WC, vanity wash hand basin and panelled bath with shower attachment and glazed shower screen. Complemented by partial wall tiling, wood-effect flooring, a chrome heated towel rail, recessed ceiling spotlights and an obscure double glazed window.

Outside

To the front of the property is an attractive landscaped garden, laid mainly to lawn and complemented by mature hedging and well-stocked planted borders. A block-paved driveway provides off-road parking for several vehicles and leads to the attached single garage, benefiting from power, lighting and an up-and-over door.

The delightful rear garden is a particular feature of the property, offering a wonderful space for both relaxation and family enjoyment. A generous paved terrace provides an ideal entertaining area, bordered by raised flower beds and mature planting. A charming timber bridge spans a picturesque stream, leading to an extensive lawn surrounded by mature trees, established shrubs and colourful borders, creating a high degree of privacy and a tranquil setting. Further benefits include a greenhouse children's climbing frame and playhouse.

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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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