



£525,000

Sheldon Gardens, Matlock DE4 5NE

Detached House | 5 Bedrooms | 4 Bathrooms

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Step Inside

Key Features

- Executive 5 Bed Detached Property
- 5 Bedrooms & 3 Bathrooms
- Open Plan Dining Kitchen
- Landscaped Gardens Surrounding On 3 Sides
- Solar Panels And Air Source Heat Pump
- Large Driveway & Integral Double Garage
- Conservatory & Downstairs WC
- Ideally Family Puchase
- No Chain
- Viewing Advised

Property Description

An exceptional opportunity to acquire this substantial five-bedroom executive detached family home, occupying a private plot in the heart of the highly sought-after village of Crich.

Main Particulars

Derbyshire Properties are delighted to offer for sale this impressive executive five-bedroom detached family home, ideally situated within easy walking distance of Crich Village Centre. Offered to the market with no upward chain, this spacious residence provides versatile accommodation throughout and is perfectly suited to growing families seeking generous living space in a peaceful yet convenient location. The accommodation briefly comprises an impressive reception hall, guest cloakroom/WC, study, spacious living room, conservatory, superb open plan living kitchen, utility room, five well-proportioned bedrooms, two en-suite shower rooms and a contemporary family bathroom. Occupying a generous and private plot, the property enjoys beautifully landscaped gardens surrounding three sides, extensive off-road parking and an integral double garage.

Reception Hall

Entered via a composite entrance door into a light and welcoming reception hall featuring a striking double-height ceiling with galleried landing above. Having solid wood flooring, decorative coving, useful under-stairs storage cupboard and radiator.

Guest Cloakroom/WC

Appointed with a concealed low-level WC and vanity unit incorporating an inset wash hand basin. Complemented by tiled flooring, radiator and extractor fan.

Study/Playroom

A versatile reception room with double glazed window to the front elevation fitted with bespoke blinds. Having solid wood flooring, radiator, space for book shelving and decorative coving.

Living Room

A spacious principal reception room featuring continued solid wood flooring, decorative coving, radiators, television point and windows to the side elevation. The focal point of the room is an attractive inset cast iron fireplace with decorative timber surround, tiled hearth and tiled backplate. UPVC double doors lead through to the conservatory.

Conservatory

Constructed on a stone base with UPVC double glazed windows beneath a pitched roof. Having tiled flooring, radiator and French doors opening onto the garden.

Open Plan Dining Kitchen

A superb family entertaining space fitted with an extensive range of quality wall and base units complemented by granite work surfaces incorporating an inset sink with mixer tap. Appliances include a gas range cooker with stainless steel extractor canopy above and dishwasher, together with space for an American-style fridge freezer and under-counter fridge. A central island provides additional storage and wine rack. The room benefits from tiled flooring, a useful full-height pantry cupboard, double glazed window overlooking the garden and French doors opening onto the rear terrace. An internal door leads to the utility room.

Utility Room

Fitted with matching base units and work surfaces incorporating a sink with mixer tap. Plumbing for washing machine, additional appliance space, tiled splashbacks, radiator, useful full-height storage cupboard and composite stable door providing side access.

First Floor Split-Level Galleried Landing

An impressive feature of the property with a large skylight, decorative coving, loft access and two separate staircases providing access to all bedrooms.

Bedroom 1

A particularly spacious double bedroom positioned above the garage, enjoying a window to the side elevation, fitted wardrobes and shelving, together with radiator.

Bedroom Two (Principal Bedroom)

A generous principal bedroom with fitted wardrobes, decorative coving, radiator and double glazed window to the side elevation.

En-Suite

Beautifully appointed with a modern three-piece suite comprising vanity wash hand basin, concealed cistern WC and enclosed shower cubicle with mains-fed shower. Fully tiled walls, tiled flooring, radiator, extractor fan, shaver point and obscure double glazed window.

Bedroom 3

A further excellent double bedroom with fitted double wardrobes, TV point, decorative coving, spotlights, radiator and double glazed window.

En-suite

Comprising a low-level WC, corner wash hand basin and shower enclosure with mains-fed shower. Having tiled flooring, part tiled walls, radiator, extractor fan and recessed spotlights.

Bedroom 4

A spacious bedroom fitted with an extensive range of bedroom furniture including wardrobes and dressing table. Also benefiting from wood flooring, decorative coving, spotlights, radiator and double glazed window.

Bedroom 5

A well-proportioned bedroom with wood flooring, radiator and double glazed window to the front elevation.

Bathroom

A stylish family bathroom fitted with a modern three-piece suite comprising concealed cistern WC, large vanity wash hand basin and contemporary oval bath with waterfall mixer tap and shower attachment. Fully tiled walls and flooring, chrome heated towel rail, recessed spotlights, extractor fan and obscure double glazed window.

Outside

The property is approached via a substantial block paved driveway providing off-road parking for approximately three vehicles and leading to the integral double garage, which benefits from light, power and an up-and-over door.

Gated side access leads to an attractive Indian sandstone entertaining terrace with adjoining lawn, all enclosed by mature hedging to provide an excellent degree of privacy. The gardens continue around the property with beautifully maintained lawns, established flower beds and mature planting. Steps rise to a further elevated

garden area incorporating raised beds and a productive vegetable plot, all surrounded by mature trees and shrubs, creating a wonderfully private outdoor environment ideal for families and entertaining alike.

Disclaimer

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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	79
(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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