

Sherwood Drive, Crich, Matlock, Derbyshire. DE4 5NL

£399,950 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented executive detached family home located in popular area with a highly regarded village setting.

The property briefly comprises of :- spacious entrance hallway, cloakroom/WC, living room, open blank kitchen, storeroom and utility. To the first floor a spacious landing access as all four bedrooms and family bathroom, with an en-suite shower facility, to the master bedroom.

Externally the property is located on a corner plot position with double width block paved driveway providing access to an integral garage with up and over door light and power. The beautiful rear garden has a full width, entertaining terrace and garden all enclosed by walled boundaries.

The current vendor has improved the property even further from the builders original specification and we recommend an early internal inspection to avoid disappointment.

## FEATURES

- Executive Detached Family Home
- 4 Bedroom, 1 Reception Room
- Large Kitchen/Diner
- Double Width Drive & Integral Garage
- Beautiful Landscaped Garden
- Corner Plot Position
- Highly Regarded Village
- Close To All Amenities
- View Absolutely Essential!
- COUNCIL TAX BAND E



# ROOM DESCRIPTIONS

## Reception Hall

3.12m x 2.48m (10' 3" x 8' 2") Entered via a composite door with stained glass from the front elevation, ceramic tiled floor covering, attractive oak staircase with glass balustrades to the first floor landing, under stairs storage cupboard, wall mounted radiator and internal doors accessing the downstairs cloakroom lounge and kitchen.

## WC

0.91m x 1.83m (3' 0" x 6' 0") With the continuation of the tiled floor covering from the entrance hallway, low level WC and wall mounted wash hand basin with attractive tiled walls. Spotlights and extractor ceiling and wall mounted radiator.

## Living Room

5.38m x 3.58m (17' 8" x 11' 9") The feature focal points of the room are two large bay windows to the front and side elevations providing high levels of natural light and a focal point. Additional double glazed window, wall mounted radiators, TV point and a 'Cedar' wood panelling strip.

## Superb Kitchen/Diner

3.62m x 5.31m (11' 11" x 17' 5") Comprising of a range of matching wall and base mounted storage cupboards with modern flat edged work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with splashback areas and part wall tiling. The kitchen offers a range of integrated appliances to include fridge/freezer, dishwasher, wine cooler, electric oven, four ring gas hob with stainless steel extractor canopy and splashback. Spotlights to ceiling, under cupboard lighting, tiled floor covering, double glazed window to the rear elevation. The dining area offers space for a family sized table, wall mounted radiator, TV point and attractive double glazed bay to the rear elevation with French doors opening out onto a rear garden terrace. Internal doorway leads to:-

## Utility Room

1.26m x 2.97m (4' 2" x 9' 9") With the continuation of the tiled floor of room from the kitchen, wall mounted radiator, door to the rear elevation. Further wall and base mounted units with work surface and tiled splashback can also be found which mirrors the kitchen. Spotlights to ceiling and internal door allowing for access into a storeroom/utility with space and plumbing for washing machine additional storage cupboards.

## Store/Utility

This very useful room also as the same wall and base mounted cupboards as the kitchen. It also provides useful storage space and as plumbing for washing machine.

## First Floor

### Landing

2.27m x 3.99m (7' 5" x 13' 1") Accessed via the reception hall, ceiling mounted loft access point and internal doors accessing all bedrooms and family bathroom.

## Master suite

4.52m x 3.55m (14' 10" x 11' 8") With double glazed window to the front elevation, TV point, fitter double wardrobe and internal door leading to-

## En-Suite

2.50m x 1.60m (8' 2" x 5' 3") Comprising of a modern three-piece white suite to contain WC, pedestal wash hand basin and double shower cubicle with mains fed shower and attachment over and tiling. Tiling to walls double glazed obscured window, wall mounted radiator, spotlights and extractor fan to ceiling.

## Bedroom 2

3.89m x 3.36m (12' 9" x 11' 0") With double glazed window to the rear elevation, wall mounted radiator, shelving and storage alcove.

## Bedroom 3

3.71m x 3.06m (12' 2" x 10' 0") With double glazed window to the rear elevation, wall mounted radiator, shelving and storage alcove.

## Bedroom 4

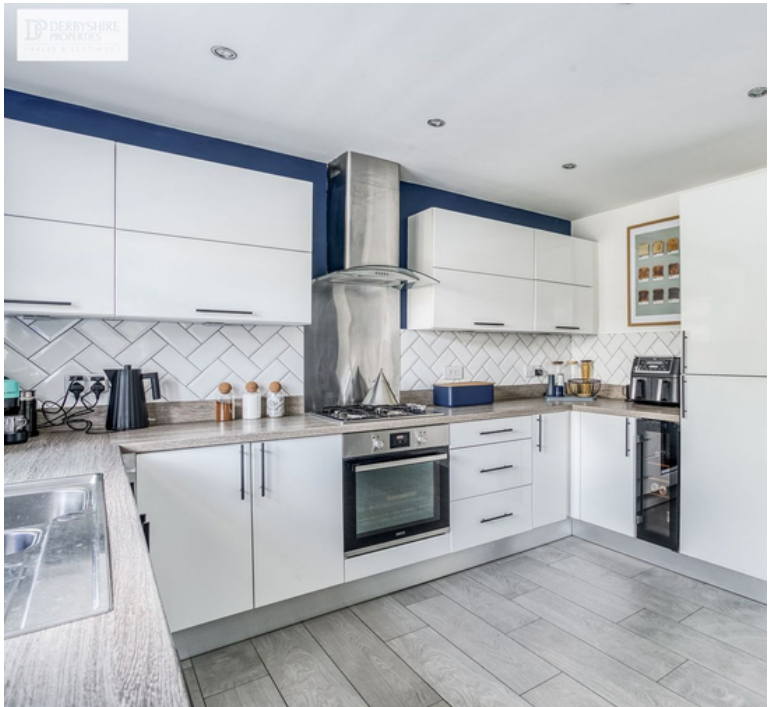
3.04m x 3.04m (10' 0" x 10' 0") Double glazed window to the front elevation, wall mounted radiator, shelving and storage recess.

## Family Bathroom

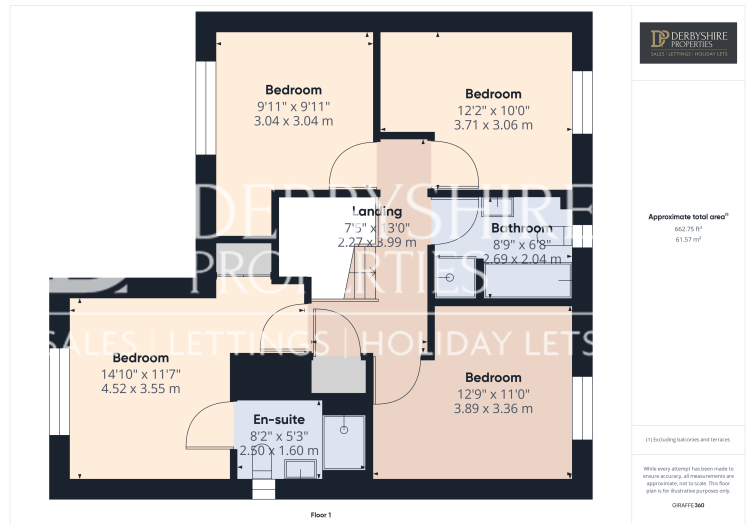
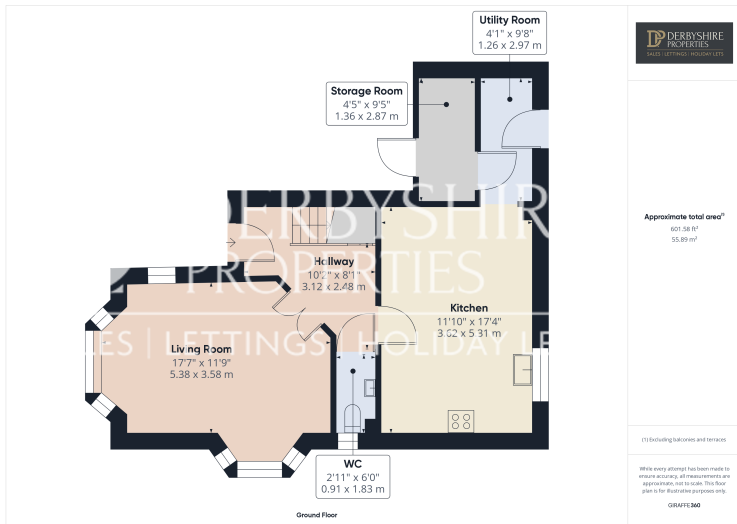
2.69m x 2.04m (8' 10" x 6' 8") Comprising of a four piece modern bathroom suite containing WC, pedestal wash hand basin, panelled bath and separate shower enclosure with main shower attachment over. Tiling to walls, wood effect floor covering, wall mounted radiator, spotlights extractor fan to ceiling and double glazed obscured window.

## 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.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	