

22 Woodside, Crich, Matlock, Derbyshire. DE4 5FX

£325,000 Freehold

REDUCED



PROPERTY DESCRIPTION

GUIDE PRICE £325,000 - £335,000Derbyshire Properties is pleased to present for sale this beautifully maintained modern three-bedroom linked detached property, located in the highly sought-after village of Crich. The property is approximately two years old and was originally built by Wheeldon Homes (the new home site is still ongoing).

This home features a stunning open-plan kitchen and dining area, and the current owners have made significant improvements to the garden.

The property briefly comprises: an entrance hall, a cloakroom/WC, a living room, an open-plan kitchen with dining space, and a utility room.

On the first floor, a landing provides access to three bedrooms, a family bathroom, an en-suite to the master bedroom, and a useful storage cupboard.

Externally, the property offers a small front garden, a side driveway, an integral garage, and a lawned rear garden with beautiful view

FEATURES

- ***GUIDE PRICE £325,000-£335,000***
- Modern Linked Detached Home
- 3 Bedroom & 2 Bathrooms
- Superb Open Plan Living Kitchen
- Drive & Integral Garage
- En- Suite & Guest WC
- Sought After Village Location With Stunning Views
- Ideal Family Purchase or Young Professionals
- Landscaped Garden
- Utility room
- COUNCIL TAX BAND D



ROOM DESCRIPTIONS

Entrance Hall

Entered via composite door from the front elevation, wall mounted radiator, double glazed window, tiled floor covering and internal doors to both living room and cloakroom/WC.

Cloakroom

With low-level WC, pedestal wash hand basin with tiled splashback, tiled floor covering, wall mounted radiator and double glazed obscured window.

Living Room

With double glazed window to the front elevation, staircase to 1st floor landing with useful under stairs storage alcove, wall mounted radiator and TV point. Internal door leads to:-

Superb Open Plan Kitchen/Diner

Kitchen area-comprising of a range of wall mounted 'shaker' units with quartz worksurface incorporating a one and a half bowl stainless steel sink with mixer taps, integrated gas hob with stainless steel extractor canopy, integrated fridge/freezer, electric oven and dishwasher. Under cupboard lighting, double glazed window to the rear elevation, porcelain tiled floor and spotlights to ceiling. Internal door leads to the utility room.

Dining area- with the continuation of the porcelain tiled floor covering from the kitchen area, wall mounted radiator, TV point and double glazed French doors accessing the rear patio.

Utility Room

With the continuation of the kitchen cupboards from the kitchen with an inside stainless steel single sink with mixer taps under counter space and plumbing for both washing machine and dryer, tiled floor covering and wall mounted radiator.

First Floor

Landing

Accessed via the lounge, wall mounted radiator, ceiling mounted loft access point with pulldown ladder and useful linen storage cupboard.

Bedroom 1

With double glazed window to the front elevation, wall mounted radiator, fitted wardrobes providing ample storage and hanging space and internal door leading to:-

En-Suite

Comprising of a three-piece suite to include WC, pedestal wash hand basin and shower enclosure with main fed shower and attachment over. Wall mounted chrome heated towel rail, spotlights and extractor fan to ceiling and wall mounted electrical shaper point.

Bedroom 2

With double glazed window to the rear elevation providing beautiful elevated views across farmland. Wall mounted radiator and space for wardrobes.

Bedroom 3

(currently used as a dressing room) With double glazed window to the rear elevation, wall mounted radiator and range of beautifully fitted wardrobes and dressing table that provide useful storage and hanging space. The space also allows a single bed or cot bed.

Main Bathroom

Mainly comprising of a three-piece white suite containing WC, pedestal hand basin and panelled bath with shower attachment over and complimentary glass shower screen. Part tiling to walls, wall mounted chrome heated towel rail, tiled floor covering, double glazed obscured window and spotlights to ceiling.

Outside

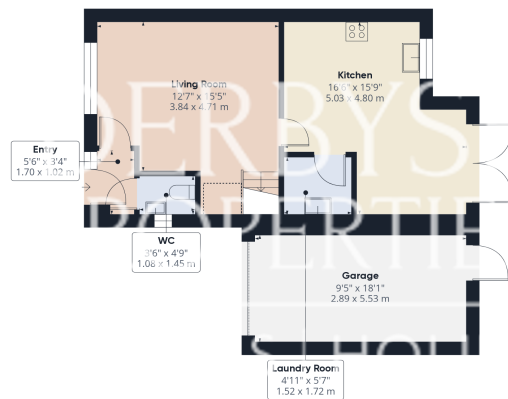
The frontage to the property has a small lawn area with a driveway located to the side providing parking and giving access to an integral garage with up and over door. The rear garden has been landscaped and features a full width large paved patio terrace, lending itself to outside entertaining. A lawn with timber fence boundaries and rear access door to the garage.

Disclaimer

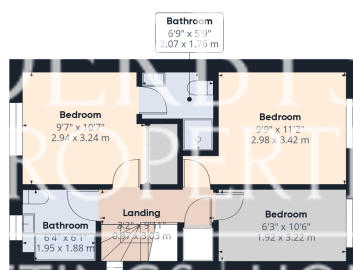
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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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FLOORPLAN & EPC



Ground Floor



Floor 1

Approximate total area^m1049.92 ft²97.54 m²

Reduced headroom

7.34 ft²0.68 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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