

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

15 Sherwood Drive Crich, Matlock, Derbyshire DE4 5NL



Sumptuously and tastefully decorated four bedroomed executive style residence within easy reach of comprehensive facilities available at Crich

- Enjoys enviable position on an improving development • Gas fired central heating • Sealed unit double glazing
- Entrance hall • Good sized lounge with cant bay window • Full width dining kitchen with contemporary styled high gloss units and integrated appliances • Large utility room • Principal bedroom with two fitted wardrobes and luxury en-suite shower room • Three additional double bedrooms • Good sized family bathroom
- Pleasant private well screened garden with lawns, patio areas and built-in barbeque • Integral garage
 - Driveway to front with parking for two vehicles • Viewing essential •

Price £385,000



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GENERAL INFORMATION

Occupying a pleasant position on this improving residential development on the fringe of the popular village of Crich. This attractive stone built detached residence provides four bedroomed executive accommodation, with the benefits of gas central heating and double glazing and being tastefully appointed throughout.

An internal inspection will reveal entrance hall with stairs to the first floor off, ground floor cloakroom, useful storage cupboard, good sized lounge with cant bay window. There is a full width dining kitchen being comprehensively equipped with quality fitted units including integrated appliances throughout, adjacent utility room with integrated washing machine and having a courtesy door to the garage. To the first floor off a spacious landing is a principal bedroom provided with two separate built-in wardrobes and luxury en-suite shower room. There are three further double bedrooms to the first floor and a family bathroom.

There is an easy to manage private garden to rear, being well screened, with built-in barbeque, patio area, lawns and borders. There is car standing for two vehicles to the front and a single garage.

The sale provides a good opportunity for a discerning purchaser to acquire a superb family home in this popular residential location.

LOCATION

Crich is a popular village with a good range of local amenities including post office, village store, doctors'

surgery, hairdressers, village inn and primary school. The location is highly convenient for other surrounding centres including Belper (six miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east, Derby (twelve miles to the south) and Junction 28 of the M1 Motorway (thirteen miles) which provides fast access to other nearby regional centres and the main motorway network.

ACCOMMODATION

ENTRANCE HALL

With stairs to the first floor, tiled floor and central heating radiator.

CLOAKROOM

With low level WC and pedestal wash hand basin. Tiled floor with half tiling to main walls. Central heating radiator.

LOUNGE 5.25m x 4.05m max (17'3" x 13'3" max)

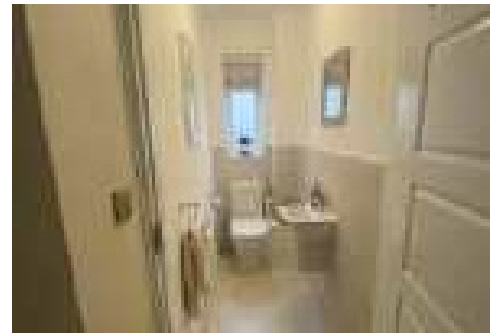
With cant bay window to front and double paned doors providing access to the dining kitchen. Central heating radiator.

DINING KITCHEN 3.37m x 4.8 max (11'1" x 15'9" max)

With one and a half bowl inset sink unit having base cupboard beneath, a range of high gloss base units and pan drawer with work surfaces over with upstand, complementary wall mounted cupboard. Inset gas hob with extractor hood above and built-in electric oven. Integrated dishwasher. Tall fridge freezer. Decorative spot lighting. Central heating radiator. French door to rear garden. Tiled floor.

LARGE UTILITY ROOM 1.34m x 2.95m (4'5" x 9'8")

With central heating radiator. Tiled floor. Worktop with



integrated washing machine beneath and base storage cupboard plus upstand. Courtesy door to garage. Central heating radiator.

FIRST FLOOR

LANDING

With central heating radiator. Built-in airing cupboard with lagged hot water cylinder and immersion heater.

PRINCIPAL BEDROOM 4.57m x 3.1m (15'0" x 10'2")

With TV point. Two built-in wardrobes, one with mirrored doors to front. Central heating radiator. Door to:

LUXURY EN-SUITE SHOWER ROOM

With low level WC, pedestal wash hand basin and shower cubicle. Half tiling to main walls, tiled floor. Heated chromed towel rail. Decorative spot lighting. Extractor fan.

BEDROOM TWO 3.81m x 3.19m (12'6" x 10'6")

With central heating radiator.

BEDROOM THREE 3.00m x 3.82m (9'10" x 12'6")

Note the measurements include the wardrobe recess. Central heating radiator.

BEDROOM FOUR 3.63m x 3.08m (11'11" x 10'1")

With central heating radiator.

FOUR PIECE BATHROOM

With pedestal wash hand basin, low level wc, panelled bath and separate shower. Tiled surrounds and tiled floor. Heated chromed towel rail. Spot lighting. Extractor fan.

OUTSIDE & GARDENS

There is a particularly attractive garden with patio, separate barbeque area with built-in barbeque including housing with an electric fridge / drinks cooker. The garden offers a high degree of seclusion and privacy with a screened stone wall.

Low maintenance slate foregarden with driveway to front having car standing for two vehicles and provides access to the garage.

GARAGE 2.94m x 6.23m (9'8" x 20'5")

With boiler providing domestic hot water and servicing the central heating system. Up and over door to front.

COUNCIL TAX BAND

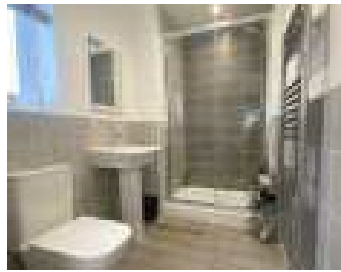
Amber Valley Borough Council - Tax Band E

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed south along the A6 passing through Matlock Bath and in turn the traffic light junction for Cromford. Thereafter continue along the A6 and after crossing the River Derwent bear left as signposted for Whatstandwell / Crich (B5035). Proceed through the village of Whatstandwell and eventually upon reaching Crich proceed across the Market Place into Bowns Hill. Continue down Bowns Hill taking the turning right into Roes Lane and then the third right into Sherwood Drive where the property will eventually be donated by our "For Sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (DM.JO)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		84	93

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		85	94

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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MATLOCK
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WIRKSWORTH

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