



Oxhay Gardens, Crich Matlock DE4 5PE

welcome to

Oxhay Gardens, Crich Matlock

A deceptively large four double bedroom detached house with accommodation over three floors within a delightful corner garden plot from where there is an open outlook.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Entrance Hall

There is an exterior tiled canopy which protects the entrance door. Exterior light.

A staircase leads to the first floor which has an oak balustrade and turned spindles under stairs storage cupboard.

Groundfloor Cloakroom/ W.C.

Half ceramic tiled walls w.c. and pedestal wash basin in white.

Sitting Room

17' 2" plus bay x 12' 1" (5.23m plus bay x 3.68m)
Bay window faces to the front and there are attractive front garden views.

Full Width Dining Kitchen

19' 10" x 9' 6" max (6.05m x 2.90m max)
Range of high gloss white base and wall cabinets with wood effect surfaces and sink unit. Built in appliances include electric oven, gas hob which has a steel splash back and cooker hood. Further integrated appliances include a dishwasher and washing machine.

There is a large area to accommodate dining table where french windows open to the rear gardens.

First Floor Landing

Walk in wardrobe has hanging rail space.

Bathroom/w.C

White and chrome suite includes a panel bath, a pedestal wash basin, w.c. and a large glass and tiled shower enclosure.

Master Bedroom

21' 6" max overall x 13' max overall (6.55m max overall x 3.96m max overall)

A spacious master bedroom which has a dormer window to the front and a velux to the rear.
There is a comprehensive range of fitted wardrobes by Hammond's

En Suit Shower Room

With white and chrome suite including a shower

enclosure w.c. and wash basin.

Bedroom

11' 7" max x 8' 9" max (3.53m max x 2.67m max)
Rear window and garden views.

Bedroom

11' 11" x 10' 10" max and to recess (3.63m x 3.30m max and to recess)
Rear facing window provides garden views

Bedroom

15' 1" max x 9' 9" max (4.60m max x 2.97m max)
Delightful guest bedroom with windows to the front and an en suit shower room.

En Suite Shower Room

With white suit including shower enclosure pedestal wash basin and a w.c.

2nd Floor Landing

There is a cylinder cupboard which has the unvented hot water storage vessel.

Gardens

Very attractive and well landscaped gardens include a wide variety of shrubs and flowering plants. A garden wall continues from the house to the rear boundary and creates a good screen and some privacy. The rear gardens have a terrace adjacent to the property, a graveled terrace beyond that and lawned gardens which extend to the rear boundary.

Garage

17' 10" x 9' 8" (5.44m x 2.95m)
With up and over door power and light.

Parking

There is excellent parking provision at this property. With a long driveway to the side leading to the garage.



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welcome to

Oxhay Gardens, Crich Matlock

- 4 Double Bedrooms
- 3 Luxurious Bathrooms
- Over 150 square meters of living space
- A stunning corner garden plot
- Immaculately presented

Tenure: Freehold EPC Rating: B

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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