



Alabaster Lane, Cromford, DE4 3QJ

With spectacular far-reaching views to Black Rocks and having been fully renovated to a high standard, this home has a new kitchen, new bathroom, full rewire and has been redecorated throughout. It's a perfect home for first time buyers or as a holiday let. Located towards the end of a quiet cul-de-sac in the UNESCO World Heritage Site village of Cromford, this is a wonderful, great value home.

On the ground floor is a bright and airy sitting room, the new kitchen and a rear porch. On the first floor are two double bedrooms, a single bedroom and bathroom. The front and rear gardens are both easy-maintenance and include a large greenhouse and shed. There is allocated parking and a garage.

At the end of the cul-de-sac is a footpath that leads to a nature reserve and on into the countryside.

Cromford itself is packed with places of interest (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. The nearby railway station, bus routes and main roads make easy access to Derby, Belper, Ashbourne, as well as Bakewell, Matlock and the many delights of the Peak District. The primary school is a 3 minute walk.

- Completely renovated home
- New plumbing and wiring throughout
- New kitchen and bathroom
- New flooring and carpets throughout
- EPC rating C
- Allocated parking space and garage
- Vacant possession and no upward chain
- Panoramic south-facing views to Black Rocks
- In UNESCO World Heritage Site village
- Ideal for first time buyers or holiday let

£210,000

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Front of the home

Ascending several steps from your garage and parking spaces, you alight upon the easy-maintenance, large front garden. This wide, south-facing garden has patio and graveled areas, with tremendous views over rooftops up to the verdant hillside leading up to Black Rocks. On the right, a wide path leads around to the rear garden.

There is an outside light and you enter the home through a half-glazed composite front door.

Entrance Porch

This useful space has tiled floor and a ceiling light fitting. It's the perfect place to kick off boots after a hearty local walk around this beautiful village and up on the High Peak Trail. Enter the sitting room through a half-glazed timber door with patterned glazed panel.

Sitting Room

15'5" x 11'9" (4.71 x 3.6)

With freshly painted white walls, light oak veneer flooring and a very wide south facing window, this is an uplifting entrance to the home. This spacious sitting room has a radiator, ceiling light fitting and under-stairs cupboard. A door leads through to the inner hallway.

Inner Hallway

The light oak vinyl flooring flows through into this hallway. There is a radiator, ceiling light fitting, doors to the kitchen and rear porch. Stairs lead up to the first floor.

Dining Kitchen

11'11" x 8'10" (3.65 x 2.7)

This spacious kitchen has room for a dining or breakfast table. The light oak veneer flooring flows seamlessly into this room too and there is a contemporary vertical radiator.

The large L-shaped laminate worktop has a range of cabinets above and below. There are two single ovens, one above the other, and integrated four-ring electric hob with extractor fan above. Beneath the north facing window is a stainless steel 1.5 sink and drainer with chrome mixer tap. Below the worktop is space and plumbing for a washing machine and dishwasher.

The room also has a new Worcester combi-boiler, two ceiling light fittings and a mains-powered heat alarm, interlinked with a mains powered smoke alarm in the hall and on the landing, all with battery back-up.

Rear Porch

Offering another entrance in which to store coats and boots, the rear porch has light oak veneer flooring, a north-facing window, ceiling light fitting and half-glazed door out to the rear garden.

Stairs to first floor landing

The carpeted stairs have a wooden balustrade with spindles on the left. At the galleried landing there is a ceiling light fitting and loft hatch overhead. Matching doors with chrome handles lead into the three bedrooms and family bathroom.

Bedroom One

6'10" x 6'1" (2.1 x 1.86)

At the front of the home, with wonderful views up to Black Rocks, this single bedroom would also be a perfect home office (if you can concentrate on working without gazing out of the window all day) or a baby's nursery. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Two

11'8" x 9'0" (3.56 x 2.75)

This spacious double bedroom has more spectacular views up to Black Rocks and south-east over to Starkholmes. With plenty of room for a double bed and furniture, the room is carpeted and has a radiator and ceiling light fitting.



Bedroom Three

12'0" x 9'0" (3.67 x 2.75)

Another spacious double at the quiet rear of the home, this room has views of trees beyond the rear garden. This room has a carpet, ceiling light fitting and radiator.

Bathroom

8'9" x 6'0" (2.67 x 1.83)

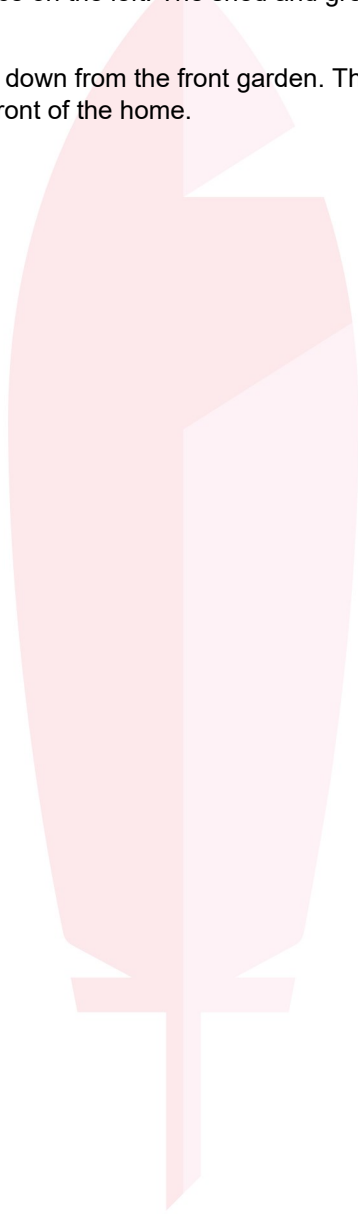
With light oak effect vinyl flooring, the bathroom has a bath with chrome mixer tap and an electric shower over. The pedestal ceramic sink has chrome taps and there is a ceramic WC with integral flush. The room has floor-to-ceiling contemporary rectangular tiles around the bathware - all other walls are painted. There is a vertical heated towel rail, ceiling light fitting, extractor fan and frosted double glazed window.

Rear Garden

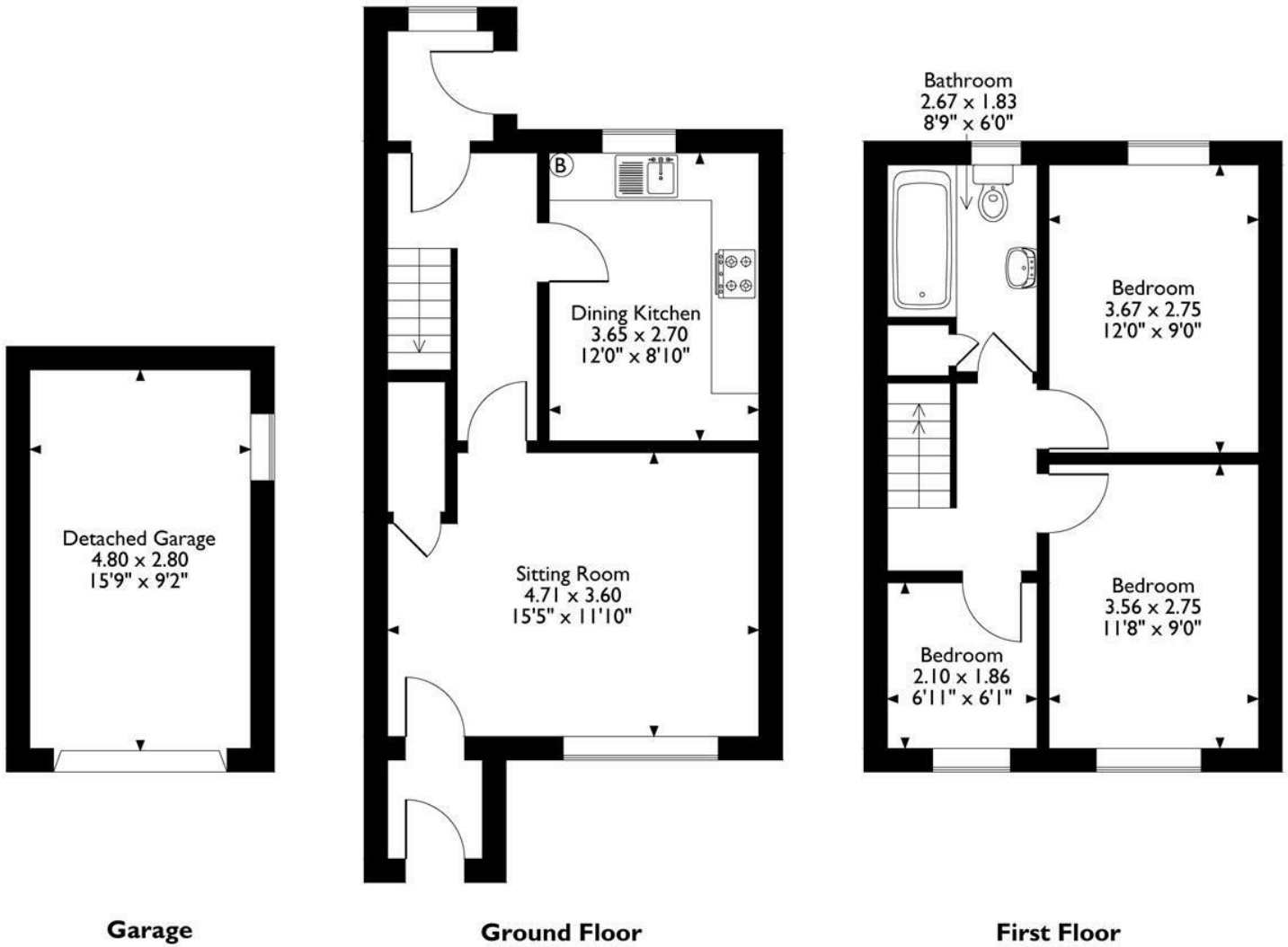
Accessed from the rear porch, via a path around the side of the home or a gate at the far corner leading directly out onto the road, this is a spacious and open blank canvas. The large paved patio is perfect for outdoor dining. The garden is bordered by a low level wall on the right (road) side and a timber fence on the left. The shed and greenhouse are both included in the sale.

Garage and parking

The garage is located just to the right as you step down from the front garden. The home has one allocated parking space in front of the garage and an additional space directly in front of the home.



18 Alabaster Lane
 Approximate Gross Internal Area
 87 Sq M / 936 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		65	
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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		

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