



## Hodder Close, Crich, DE4 5NH

This elegant, substantial family home is overflowing with attractive features. Located at the end of a quiet cul-de-sac, the home has a detached garage, off-road parking for 4 vehicles, an impressive kitchen-diner-lounge, easy-maintenance garden and lots more besides.

On the ground floor, the entrance hallway leads through to the sitting room, the huge kitchen-diner-lounge and WC. Beyond is a useful utility room. On the first floor are four double bedrooms (one en-suite), a single bedroom and two further bathrooms. The home is packed with storage throughout. To the front is a neat lawned garden with pretty planted borders, a detached garage and space to comfortably park four vehicles. At the rear is a three-tier garden with dining patio, lawn and elevated decking.

Crich is one of our favourite villages in the whole area - with The Loaf Bakery with an excellent coffee house and there are a range of grocers, independent shops, hair and beauty salons, pubs and the famous Crich Tramway Museum. For youngsters there is a thriving youth club, great park with football pitch and outdoor gym plus the popular primary school. A daily bus service runs to the nearby secondary schools in Wirksworth and Matlock. Within 5 minutes you can walk to countryside treks in all directions and the hills surrounding the village offer some challenging rides for cyclists. It's a fantastic place to live and from which to explore the local area.

- Immaculate condition
- Huge Kitchen-diner-lounge
- Parking for 4 vehicles
- Popular location, close to school and walks
- Stylish, elegant decor
- Large plot at end of cul-de-sac
- Easy-maintenance rear garden
- Five bedrooms and three bathrooms
- Detached garage
- Vacant possession and no upward chain

**£535,000**

# Hodder Close, , Crich, DE4 5NH

## Front of the home

Constructed of limestone brick, with a tiled roof, this modern home has a block paved driveway with space for four vehicles to park comfortably. There are ample planted borders with bushes, including some pretty China roses on the right. On the left in front of the house are lawns with a wildflower garden area bursting with red poppies and blue cornflowers. On the right is a gate, leading through to the rear garden. Beside that is a detached garage, with lighting, power and space for workbenches inside. There is also an outside tap.

A path leads up to the front door, with hanging baskets and a light to the side. A stone canopy porch provides shelter. Enter through the attractive part-glazed composite front door.

## Entrance Hallway

This is a bright entrance to the home and indicative of the quality you'll find throughout. With a high ceiling and porcelain tiled floor, the hallway has a ceiling light fitting, radiator and stairs to the first floor landing. There are doors to the sitting room, kitchen-lounge-diner, WC and two storage cupboards.

## Sitting Room

19'10" x 10'4" (6.07 x 3.17)

This elegant stylish room has been painted in Oxford Blue and has a grand paneled wall around the modern fire. The room is carpeted and has two contemporary white radiators which contrast nicely against the walls. Double patio doors lead out to the rear garden and let lots of natural light flood into this dual aspect room. It is spacious, with two ceiling light fittings and lots of power points, offering the opportunity for flexible room layouts. The remote controlled gas fire also has a wall-mounted control panel. It's a gloriously cosy yet spacious room in which to relax or entertain.

## Kitchen-Diner-Lounge

31'10" x 14'10" (9.72 x 4.54)

This really is the beating heart of this home. This huge room has a sleek high quality kitchen, plenty of space for a dining table and a lounge area at the far end. Large windows at each end and the double patio doors to the rear garden flood natural light in. The room has high quality ceramic tiled flooring.

On the right is a substantial granite peninsula/breakfast bar with space for 5+ stools beneath. The worktop extends around in a wide U-shape, with lots of cabinets, deep pan drawers and an integrated Hotpoint dishwasher. A glass fronted drinks cabinet on the right has several small drawers below. Beneath the tall south-facing window with views out to the verdant front garden and trees is a butler's sink with funky chrome mixer tap. As the worktop continues around, there are more high level cabinets. A large CuisineMaster range cooker with ovens, grill, five-ring gas hob, warming plate and extractor fan is included in the sale. There are yet more high and low cabinets between the range oven and the dining area.

The dining area has space for a 6-8 seater dining table and has a radiator and wall lights.

At the far end of the room is the lounge. Decorated with Oxford Green walls, it has a high ceiling with light fitting and views out to the rear garden. There's plenty of space for a couple of sofas, table and more seating - it's a large yet cosy space and this entire room is perfect for friends and family to gather and socialise.

And there's more! Moving back towards the entrance hallway, a glazed timber door leads through to the utility room. There are floor-to-ceiling cabinets with space within for an American style fridge freezer, two more radiators and an under-stairs cupboard.

## Utility Room

7'6" x 6'8" (2.3 x 2.05)

The ceramic tiled floor flows through to this room. On the right is a full-height cupboard and then a worktop with large ceramic butler's sink and drainer with a chrome mixer tap. A tall window looking out to the rear garden is nestled between two high-level cabinets. There is space and plumbing below the worktop for a washing machine, tumble dryer and dishwasher. On the left is a double full-height cabinet offering yet more storage. A half-glazed uPVC door leads through to the rear garden.

## Ground Floor WC

With a ceramic tiled floor this room has a WC with integral flush and a vanity unit with ceramic sink and chrome mixer tap. There is a radiator, frosted double glazed window and ceiling light fitting. The bottom half of the walls are tiled, with the top half painted.

## Stairs to first floor landing

The carpeted stairs have a handrail on the left and lead up to the galleried landing. This is an unusual shape, with an upper hallway leading through to doors to the five bedrooms (one en-suite), two further bathrooms and a large double storage cupboard.



### Bedroom One

11'1" x 9'1" (3.39 x 2.79)

Currently used as a home office, this L-shaped double bedroom is located at the front of the home. The decor matches the sitting room and has a wide alcove with room enough for a large wardrobe. The room is carpeted and has a radiator, ceiling light fitting and views across to the trees opposite.

### Bedroom Two (master)

12'7" x 11'6" (3.84 x 3.53)

This light and airy dual aspect room has a south facing window and larger west facing window. Two double mirrored fitted wardrobes create lots of space in the room for a large bed and additional bedroom furniture. The room is carpeted and has a radiator, ceiling light fitting, ceiling coving, a pretty feature wall and door to the en-suite shower room.

### Bedroom One en-suite

6'11" x 4'11" (2.11 x 1.5)

With modern black vinyl flooring, this room has a wide double shower cubicle with sliding glass doors and a mains-fed shower. The ceramic WC has an integral flush and the ceramic sink has a chrome mixer tap atop a vanity unit.

There is a large frosted double glazed window, vertical heated towel rail, floor-to-ceiling tiled walls, recessed ceiling spotlights and an extractor fan.

### Family Bathroom

10'7" x 6'1" (3.25 x 1.87)

Everyone loves a bathroom with a separate bath and shower cubicle. The bath has a chrome mixer tap and separate hand-held shower attachment. There is a ceramic WC with integral flush and a ceramic pedestal sink with chrome mixer tap. The shower cubicle has pivoting glass doors and a mains-fed shower. The wide tiled shelf and tall recess provide useful additional storage and display space. The room has a ceiling light fitting and recessed spotlights, extractor fan, tall chrome vertical heated towel rail, tile-effect vinyl flooring and floor-to-ceiling tiled walls.

### Bedroom Three

10'9" x 10'9" (3.3 x 3.28)

Another large dual aspect bedroom, this is located at the rear south-east corner of the home. There is space on the left for lots of wardrobes. This carpeted double bedroom has south facing and east facing windows and a ceiling light fitting.

### Shower Room

6'4" x 4'5" (1.95 x 1.37)

This modern room has a large corner shower cubicle with pivoting doors and a mains-fed shower. The wide vanity unit has a ceramic sink with chrome mixer tap and a capsule WC. The walls are tiled from floor-to-ceiling. There is a tiled floor, Velux-style window, recessed ceiling spotlights, chrome vertical heated towel rail and extractor fan.

Immediately outside is a full-height cupboard with shelving.

### Bedroom Four

10'5" x 7'9" (3.18 x 2.38)

Currently used as a music room, this could also be a home office, single bedroom or baby's nursery. There are two ceiling light fittings, a radiator and deep fitted shelving in this carpeted bedroom.

### Bedroom Five

11'11" x 10'7" (3.64 x 3.23)

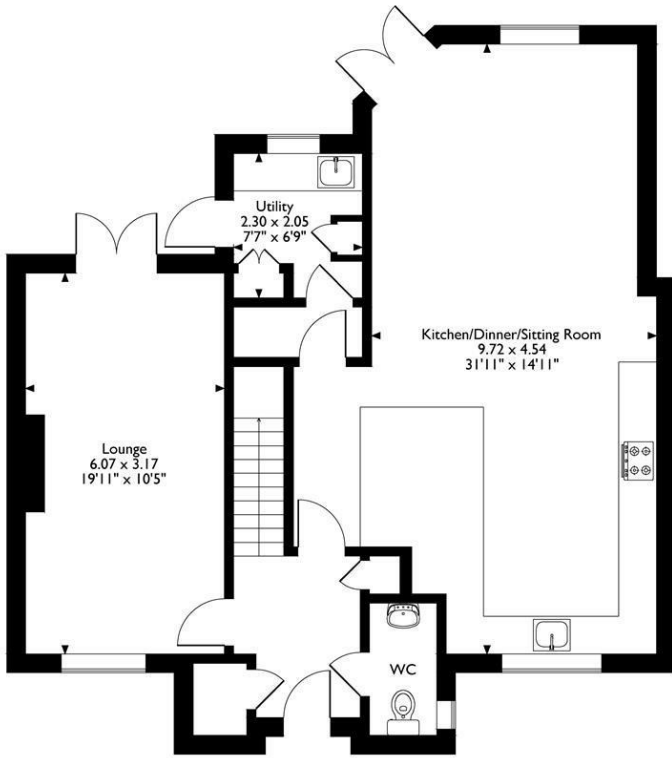
Like bedroom one, this large double bedroom is also currently used as a light and spacious office. With a south facing window, it has a double deep fitted wardrobe, carpet, radiator and ceiling light fitting.

### Rear Garden

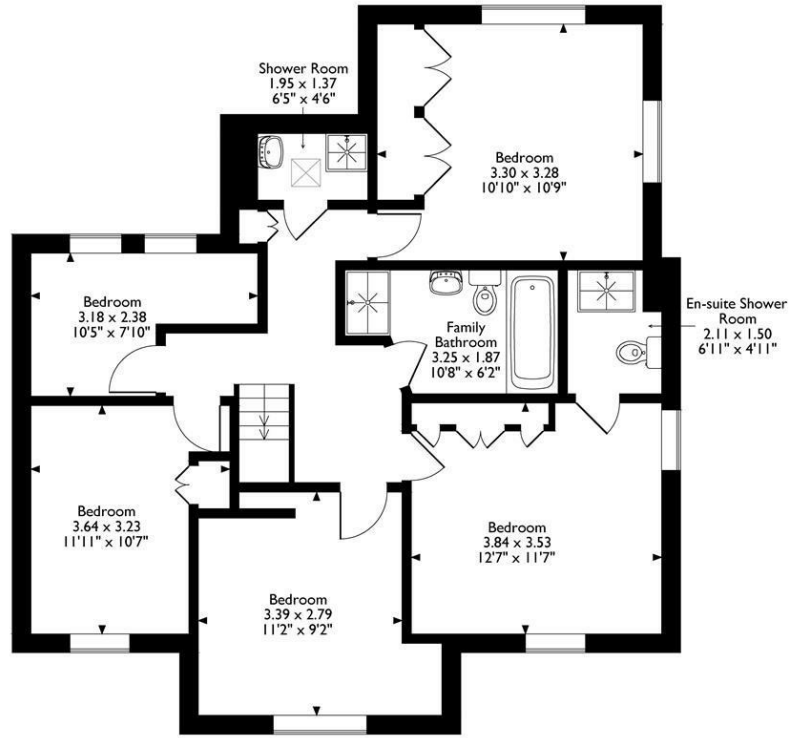
This three tier garden is accessed from the side gate, sitting room, utility room and lounge. All routes alight upon the wide block paved dining patio, with a brick-constructed barbecue/pizza area on the left. There are outside power points, outside light and tap. Three steps lead up to the newly laid lawn and three more steps take you up to the elevated decking area with far-reaching views over rooftops to the countryside beyond the village boundary. There is a raised flower bed at the top and the garden is bordered by a modern timber fence.



29 Hodder Close  
 Approximate Gross Internal Area  
 171 Sq M / 1841 Sq Ft

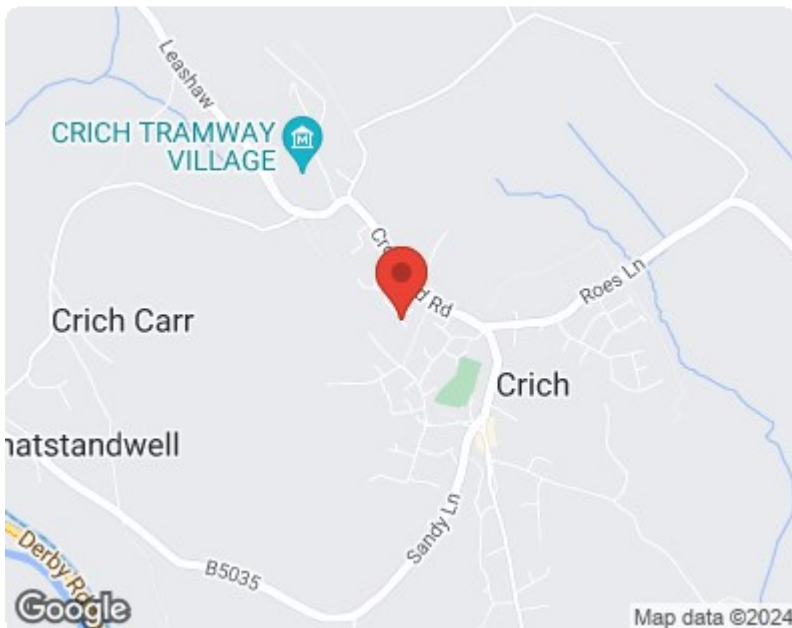


Ground Floor



First Floor

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			
<b>England &amp; Wales</b>		76	
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315