



Derby Road, Cromford, DE4 3RP

With no upward chain and vacant possession, this substantial family home has wonderful gardens, plentiful parking and spacious rooms throughout. Located on a quiet private drive, just a couple of minutes' walk from the centre of this historic village, this is a home with huge potential to upgrade and add further value.

On the ground floor, the entrance porch and inner hallway lead through to an enormous sitting room, breakfast kitchen, lounge-diner, sun room and utility room. On the first floor are three large double bedrooms (one en-suite with balcony and dressing room) and a family bathroom. At the rear is a huge lawned garden which is well-stocked with plants and trees. At the front is a tarmac driveway with space for 3+ vehicles and a garage.

Cromford was the birthplace of the Industrial Revolution and is a World Heritage Site. As a result, for such a small village, it has a wealth of pubs, shops, eateries and the Mill complex includes some wonderful delicatessens, gift shops, museums and activities. There are walks aplenty in all directions including along the banks of Cromford Canal and the River Derwent, whilst the High Peak Trail at the top of Cromford Hill offers off-road trails all the way up to Buxton in the north and Ashbourne to the west. Carsington Water and the market towns of Matlock and Bakewell are also within a short drive.

- Substantial detached home on private drive
- No upward chain
- Master Suite with large dressing room and en-suite
- UNESCO World Heritage Site village
- Tranquil location
- Off-road parking for 3+ vehicles and garage
- Walking distance to village centre
- Vacant possession
- EPC rating C
- Extensive abundant gardens

£535,000

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Front of the home

Accessed along a private drive in an exclusive development with a small number of other detached homes, this is a splendid family home. A tarmac parking area has space for 3+ vehicles to park in front of the home and garage. To the left is a lawn with curving flower bed, packed with bushes including a striking palm lily. The home is of standard brick and tile construction. From the drive you can walk up to the front door via a sweeping path or four stone steps.

Entrance Porch

The entrance porch has a full-height glazed panel and uPVC glazed front door. The porch has a tiled floor, ceiling light fitting, pine-clad walls and letterbox. Another glazed uPVC door leads through to the carpeted inner hallway, which has an open entrance to the kitchen and lounge-diner. There are stairs to the first floor, doors to the sitting room, WC and under-stairs cupboard (housing a brand new boiler) and it has a ceiling light fitting.

Sitting Room

22'9" x 16'4" (6.95 x 5)

We adore this splendid room! Through a glazed door that evokes 1970s style, descend four carpeted steps to this huge room. It is bathed in natural light from the full-height, full-width glazing out to the south-facing garden and the wide north-facing window at the other end of the room. The high ceiling adds to the sense of space. The room has a large stone feature fireplace, two radiators, ceiling light fittings and recessed spotlights. There is plenty of space for flexible room layouts.

Kitchen

15'10" x 13'7" (4.85 x 4.15)

With lovely views of the rear garden, this room feels wide and spacious thanks to the open entrances to the hallway and lounge-diner. With tile-effect vinyl flooring and three ceiling light fittings, the room also has a radiator.

On the right is a fitted breakfast bar with space for 4-5 chairs. Around the corner is a small L-shaped worktop with high and low cabinets and an integrated Indesit fridge-freezer. On the left are lots more cabinets and a chest-height Hotpoint electric oven and grill. The large L-shaped worktop has an integrated four-ring electric hob with extractor fan. Beneath the wide south-facing window is a sink and drainer with mixer tap. A glazed composite door leads out to the rear garden.

Lounge-Dining Room

21'7" x 11'7" (6.6 x 3.55)

In most homes this would be the main living room, but given the sheer size of the sitting room this is a relatively cosy lounge-diner. Big windows face north with open views to the green and trees opposite. There is also another smaller west-facing window. The carpeted room has a fireplace on the right with wide shelf. An archway forms a 'soft' delineation between the dining room and lounge areas. There is a ceiling light fitting, wall lights, two radiators and a door through to the utility room.

Utility Room

6'6" x 6'4" (2 x 1.95)

A tall cabinet includes an integrated Neff dishwasher and Panasonic microwave. The integrated 1.5 sink and drainer has a cream mixer tap. There are cabinets with space and plumbing for a washing machine below. The room has tile-effect vinyl flooring, ceiling light fitting and recessed ceiling spotlights, a wall-mounted drop-leaf table and glazed door through to the Sun Room.

Sun Room

17'0" x 8'10" (5.2 x 2.71)

A big benefit of this room is that it is temperate and can be used all year round. Glazing and double French doors to the garden at the far end bring natural light in. There are exposed stone floors and a tiled floor. The room has two ceiling light fittings and space for seating and storage.

Ground Floor WC

6'10" x 4'7" (2.1 x 1.4)

With tile-effect vinyl flooring, this room has a frosted double-glazed window, ceiling light fitting, radiator, airing cupboard and high-level cupboard. There is a ceramic WC and wall-mounted corner ceramic sink with chrome taps.



Stairs to first floor landing

Carpeted stairs with handrails on both sides lead up to the wide landing, which has space for seating and storage. The landing has a ceiling light fitting, loft hatch and a square window with views out to the green at the front. Matching white doors lead into the three bedrooms and family bathroom.

Bedroom One (Master)

16'0" x 11'11" plus en-suite 13'5" x 4'7" and dres (4.9 x 3.65 plus en-suite 4.1 x 1.4 and dressing ro)

This is a huge bedroom with a wide south-facing balcony looking down over the rear garden. It's a wonderful place in which to awaken each day.

Entering from the first floor landing, there's a WC on the right and shower room on the left. The shower cubicle houses a mains-fed shower and pivoting glass doors. The built-in vanity unit has a ceramic sink with mixer tap and separate bidet.

Four carpeted steps lead down to the main bedroom. It's a very light room with sliding doors and adjacent glazing out to the wide balcony. The room has a high ceiling with two ceiling light fittings, a large storage cupboard and open entrance to the dressing room. The room is carpeted and has lots of room for a bed and furniture.

Two steps down lead into the dressing room, which has lots of wardrobes fitted into the eaves, as well as fitted shelving and space for a dressing table. The vaulted ceiling has an eye-catching diamond window. The room is carpeted and has a ceiling light fitting.

Bedroom Two

13'7" x 9'4" (4.15 x 2.85)

Currently set up as a home office, this double bedroom has views over the south-facing garden. It is carpeted and has a radiator and ceiling light fitting.

Bathroom

7'8" x 7'4" (2.35 x 2.25)

A spacious bathroom with large corner bath, this room has a capsule WC with integral flush. The vanity unit has a rectangular sink with chrome mixer tap. The carpeted room has floor-to-ceiling tiles, a wide frosted double-glazed window, ceiling light fitting, radiator and fitted mirrored cabinet.

Bedroom Three

13'7" x 11'9" (4.15 x 3.6)

This double bedroom on the tranquil northern side has views across to the green. Another carpeted bedroom, this has full-width fitted dressing table furniture. The room has a radiator and ceiling light fitting.

Rear Garden

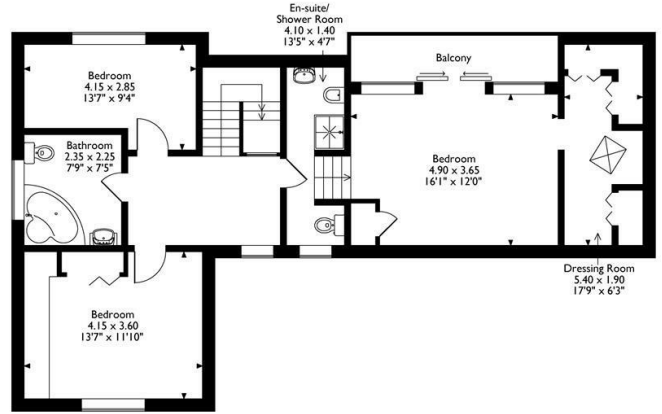
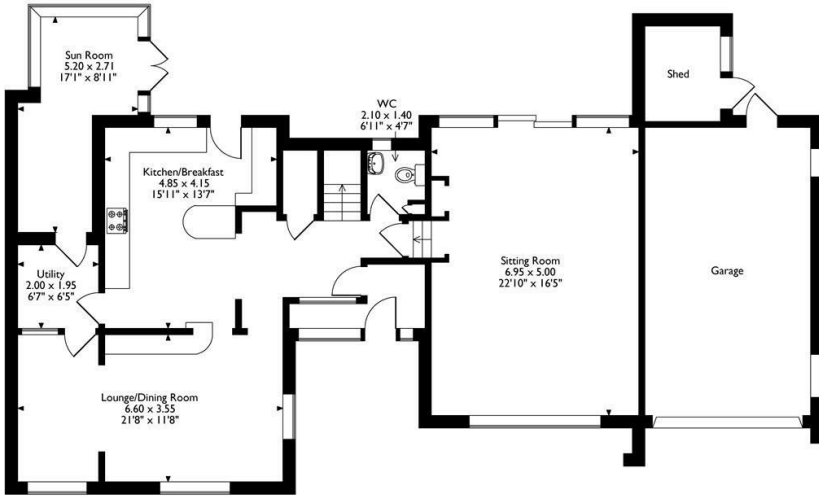
The enormous wraparound garden has a huge lawn, pond, dining patio and tall privet hedge at the end. It's a wonderful space in which to potter and relax. There are lots of flower beds which are packed with plants and bushes. Trees include several cypresses and a dominant Blue Atlas cedar tree. The garden includes an outside tap and a shed behind the garage.

Garage

The substantial single garage has lighting, power and an electrically-operated door.



105 Derby Road
 Approximate Gross Internal Area
 191 Sq M / 2056 Sq Ft
 (Excluding Garage/Shed)



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 | | | |
| England & Wales | 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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