



## Sherwood Drive, Crich, DE4 5NL

We adore this splendid, stylish family home, which has a lovely show-home feel. With four double bedrooms, two bathrooms, neat gardens, off-road parking and a garage, it's flooded with natural light and packed with fabulous features throughout.

On the ground floor, a bright and airy lounge flows through to the spacious kitchen-diner. To the right is a utility room and ground floor WC, whilst the garage has been part-converted to create a versatile room which is currently used as a playroom.

To the first floor are four roomy double bedrooms (one en-suite) and the crisp white family bathroom.

At the front, there is space to park two vehicles on the driveway in front of the garage, with a neat lawn to the right. The rear garden includes a large elevated dining decked area with built-in barbecue, positioned to benefit from the afternoon and evening sun.

Crich is one of our favourite villages in the whole area - with The Loaf Bakery, Indian restaurant, great pub, grocers, independent shops, hair and beauty salons 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.

- Splendid family home
- EPC Rating B
- Modern kitchen-diner
- Stylish decor throughout
- In immaculate condition
- Off-road parking for 2 vehicles and integral garage
- Utility room and playroom/cinema room
- Enclosed rear garden with dining patio and barbecue
- Four double bedrooms and two bathrooms
- Quiet location in popular village

**£367,000**

# Sherwood Drive, , Crich, DE4 5NL

## Front of the home

Sherwood Drive is a collection of detached family homes and this home in particular benefits from an open aspect to the front and rear, meaning that the home is flooded with natural light in all rooms. The home is constructed of sandstone bricks and has a tiled roof.

There is a neat lawn with planted borders on the right and the block-paved driveway to the left has space for two vehicles to park in front of the integral garage. The garage itself has a Garador up-and-over door and outside lights. There is a timber fence on the left with a path round to the rear garden. Another timber fence forms the right-hand boundary.

Over the composite front door with chrome letterbox and handle is a pitched canopy porch, with outside light and Ring doorbell.

## Entrance Hallway

With light oak-effect veneer flooring, this useful space has a radiator, ceiling light fitting and - like all rooms in the home - skirting boards. In front are stairs leading up to the first floor, whilst a modern paneled door opens into the lounge.

## Lounge

15'3" x 10'10" (4.65 x 3.32)

This uplifting bright and airy room has a wide south-west facing window and is a taster of the pristine feel you'll discover throughout the home. The light oak veneer flooring flows through from the hallway and the sense of space is enhanced by the high ceiling, which has a modern light fitting. There is a wide radiator below the window and we love the 'floating' wall-mounted TV cabinet. There is lots of room and plenty of power points to offer flexible room layouts.

## Kitchen-Diner

18'6" x 8'11" (5.66 x 2.72)

The spacious open-plan kitchen-diner has lots of natural light pouring in through the double French doors and full-height windows beside them, plus the wide window looking out to the rear garden. With a ceramic tiled floor, there is plenty of space for a 6 seater dining table, with light fitting strategically positioned above. On the right as you enter from the lounge is a radiator on the right and arched opening through to the utility room.

The sleek modern kitchen has recessed ceiling spotlights and cream shaker-style cabinets. The long, wide U-shaped worktop has lots of cabinets and drawers beneath, plus an integrated Zanussi dishwasher and a full-height fridge-freezer. The 1.5 stainless steel sink and drainer with chrome mixer tap is positioned in front of the window looking out to the rear garden. There is an integrated Zanussi electric oven with four ring gas hob and a curved glass-and-brushed-chrome extractor fan above. We love the funky downlighters too. Two wide wall-mounted cabinets offer additional storage. On the left is an open entrance through to the playroom.

## Utility Room

5'7" x 5'6" (1.71 x 1.68)

With access around the side of the home to the rear garden, this utility room provides a great place to kick off boots after a hearty local countryside walk.

The ceramic tiled floor flows uninterrupted from the kitchen-diner. A half-glazed uPVC door leads to the rear garden. Beneath the wide worktop is space and plumbing for a washing machine and tumble dryer, together with a vertical cabinet. The room also has a ceiling light fitting, radiator, extractor fan and door to the ground floor WC.

## Ground Floor WC

5'7" x 3'0" (1.71 x 0.92)

With Roca bathware including a ceramic WC with integrated flush and 'floating' ceramic sink with a chrome mixer tap. The room has ceramic tiled flooring and the bottom half of the walls are tiled. There is a radiator, ceiling light fitting and extractor fan.

## Living Room-Playroom

9'8" x 9'0" (2.97 x 2.75)

Originally conceived as a cinema room, this has now become a dedicated playroom. Of course, it could be used as a cinema room or home office too. It has a quality feel, with lush carpet, a feature wall and lots of built-in storage on the far wall. There is space for a large TV and the room also has a ceiling light fitting and storage under the stairs immediately outside of the room.





## Stairs to first floor landing

The wide and shallow carpeted stairs have wood-paneled walls and offer an uplifting approach to the four double bedrooms on the first floor. The carpeted landing has matching paneled doors with chrome handles into the four bedrooms (one en-suite) and the family bathroom. The storage cupboard houses a large Tribune XE water tank. There is also a radiator, ceiling light fitting and loft hatch.

## Bedroom One

12'7" x 10'11" (3.84 x 3.33)

With a wide south-west facing window and open aspect, this large double bedroom is stylish and serene. The double fitted wardrobe on the left with sliding doors creates lots of space for a bed and additional furniture. The room is carpeted and has a radiator, ceiling light fitting, wall-mounted TV point and door to the en-suite shower room.

## Bedroom One en-suite

6'10" x 4'7" (2.09 x 1.42)

The modern shower room has a cubicle with folding glass doors and tiled surround. The mains-fed shower includes a rainforest shower head. The Roca WC has an integrated flush and there is a floating sink with chrome mixer tap. The room includes a radiator, recessed ceiling spotlights, extractor fan, frosted double glazed window, ceramic tiled floor and the bottom half of the walls are tiled.

## Bedroom Two

12'0" x 8'7" (3.67 x 2.62)

Situated at the rear of the home, where it is also very open outside, we were impressed with the quality wood-paneling on the bottom half of the walls in this double bedroom. Currently utilised as a child's single bedroom, demonstrating that there is lots of room for furniture and play areas, the room is carpeted and has a radiator and ceiling light fitting.

## Bathroom

8'3" x 6'6" (2.53 x 2)

Crisp white Roca bathware including a sleek angular bath with corner-positioned mixer tap (meaning you can truly stretch out and relax) gives this bathroom a luxurious feel. There is ceramic tiled flooring, a Roca WC with integrated flush and another floating ceramic large sink with chrome mixer tap. The bathroom also includes a radiator, extractor fan, recessed ceiling spotlights and frosted double glazed window.

## Bedroom Three

12'1" x 8'10" (3.69 x 2.7)

Currently a spacious home office, this double bedroom mirrors bedroom two and has a large window overlooking the rear garden. This carpeted room has a ceiling light fitting and radiator.

## Bedroom Four

12'5" x 10'3" (3.81 x 3.13)

Another spacious double bedroom, this carpeted bedroom has plenty of space for a large wardrobe and bedroom furniture. There is a radiator, ceiling light fitting and feature wall.

## Garage

9'9" x 9'6" (2.98 x 2.91)

## Rear Garden

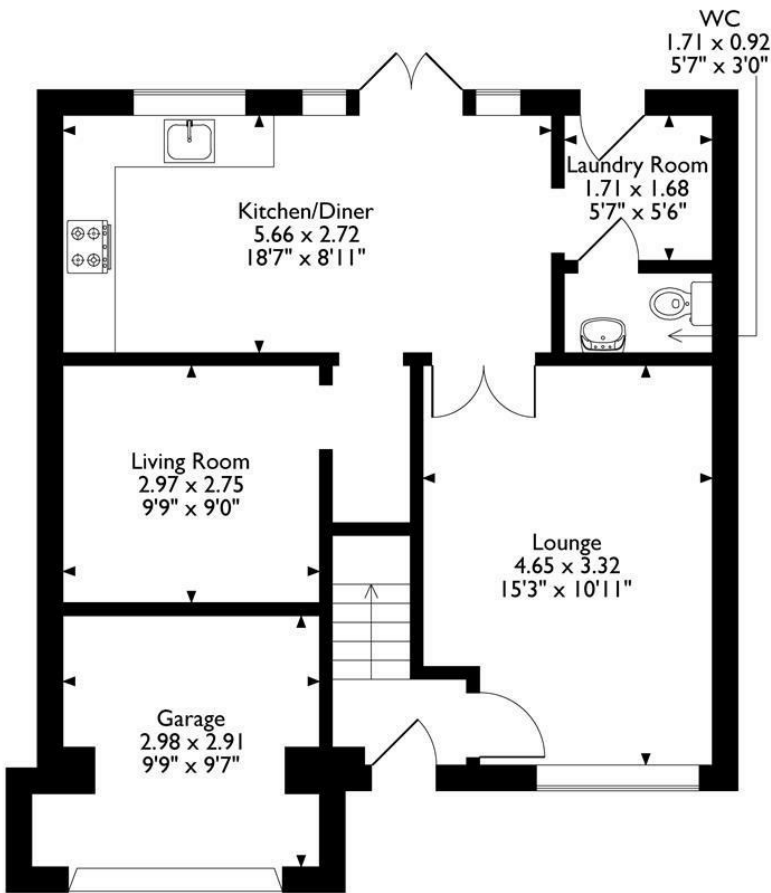
Accessed via the side gate (from the front of the home, where there is an outside tap), the kitchen and the utility room, this well-designed garden gets the sun from the east in the morning all the way through to evening time. The large corner paved dining patio is positioned deliberately to benefit from the afternoon and evening sun and the tall neighbouring garden wall creates a warm backdrop and sun trap.

Immediately in front of the kitchen-diner is a wide patio with child-friendly astroturf play area on the right. The neat lawn has recessed stepping stones meandering up to the aforementioned dining patio. There are timber fences on each side with eye-catching tropical plants in the top corner.

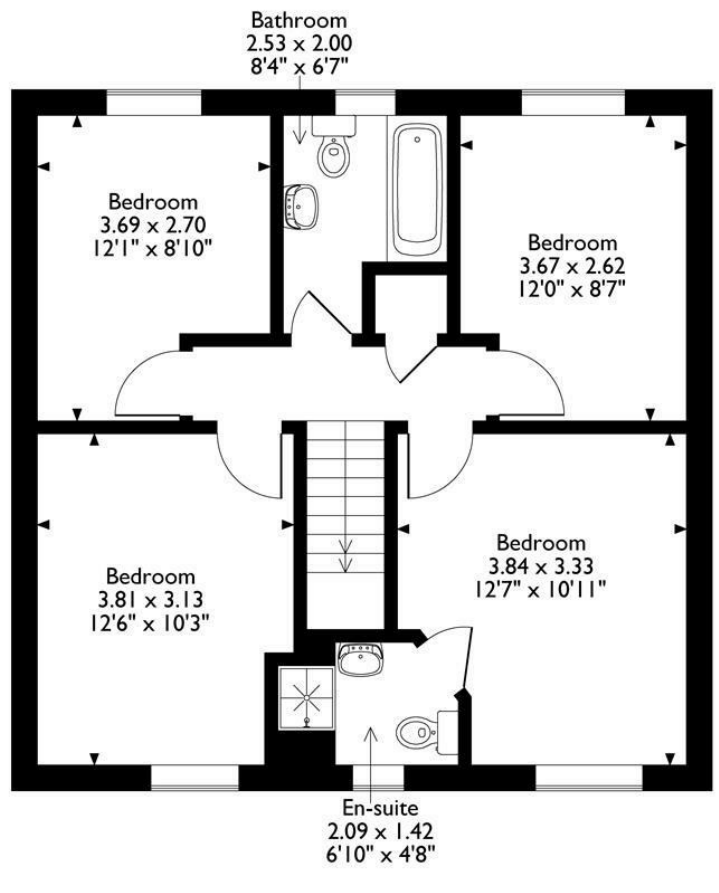
This is an attractive, secure and family-friendly garden which is a peaceful sanctuary, perfectly complementing the feel of this home.



27 Sherwood Drive  
 Approximate Gross Internal Area  
 117 Sq M / 1259 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>		<b>83</b>	
	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