



## Derby Road, Cromford, DE4 3RP

Located on a quiet, exclusive estate and with pristine gardens and plenty of parking, this chalet-style family home has planning consent for an extension. With a large south-facing terrace off the main bedroom, the home has spacious rooms throughout, three parking spaces to the front and a detached garage and additional parking space at the rear. Well-maintained front and rear gardens include seating and outdoor dining areas in this very pleasant location.

On the ground floor, the wide entrance hallway has doors off to the dining room, sitting room, ground floor bedroom, kitchen, utility-WC and storage cupboards. To the first floor are three bedrooms and the family bathroom.

Cromford is the birthplace of the Industrial Revolution and is a UNESCO World Heritage Site. As a result, it has many more facilities than a normal village of this size. The village centre is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. Matlock Bath, Matlock, Bakewell and Buxton are all within easy reach, as is the High Peak Trail, Chatsworth House and the many delights of the Peak District.

- Four bedroom detached home on exclusive small estate
- Master bedroom with wide south-facing terrace
- Planning consent to extend (with drawings)
- Pristine gardens to front and rear
- 3 parking spaces at the front
- Detached garage and additional parking space at rear
- Walking distance to Cromford village centre
- UNESCO World Heritage Site village
- Spacious rooms throughout
- Quiet, secluded location

**£425,000**



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### Front of the home

The current owners have created three parking spaces at the front, whilst still leaving a large and pristine front garden. Beside the parking spaces is a large cherry plum tree, with neat rectangular lawn in front of the home. The left-hand boundary has a flower bed with tall cypresses and pretty flowering bushes including a wild cherry tree. The lawn continues down the left side of the house, with space for a log store and water butt. The house has a gabled tiled roof and large balcony terrace off the main bedroom above the sitting room. A path on the right leads to the rear garden and front door.

A covered porch with tiled floor and outside light has a uPVC part-glazed front door.

### Reception Hall

The wide and welcoming reception hall is carpeted and has a high ceiling with light fitting. On the left, a full-height glazed wall with timber door leads through to the dining room. Matching white panelled doors open into the sitting room, Bedroom Four/Study, Kitchen, a utility room with ground floor WC and two storage cupboards (the one under the stairs has a light). There is a radiator and stairs up to the first floor.

### Dining Room

12'10" x 12'1" (3.92 x 3.69)

This lovely bright dual aspect room has a large south-facing window looking out to the front garden and a tall east-facing window on the right. The room is carpeted and has a ceiling light fitting, radiator, skirting boards and ceiling coving. There is plenty of room for a 6-seater dining table, sideboard and additional furniture.

### Sitting Room

13'8" x 11'5" and 14'2" x 5'10" (4.19 x 3.5 and 4.34 x 1.8)

We love this fantastic large room, with a south-facing window that almost fills the entire far wall. A large east-facing window and tall frosted west-facing window bring natural light flooding in from several angles. It's a great place to gather with friends and family. The new Dik Geurts multifuel burner sits within a new, specially-created feature wall surround. The room is carpeted and has a radiator (with recessed shelving above) and ceiling light fitting. There is lots of room for flexible room layouts.

### Bedroom Four/Study

10'4" x 7'6" (3.15 x 2.3)

This useful and versatile room is currently used as a ground floor bedroom. It has a large, wide west-facing window so is the perfect room for light sleepers wanting to avoid the early morning sun! The room is carpeted and has a radiator and ceiling light fitting. It would also make a great home office if you do not need a fourth bedroom.

### Kitchen

13'3" x 7'10" (4.05 x 2.4)

Located at the rear of the home, the kitchen has a wide window and a glazed uPVC door out to the rear garden and outside dining patio.

A long U-shaped worktop has tiled splashbacks with a large number of cabinets above and below. The integral Neff four-ring gas hob has an extractor fan above and double oven and grill below. Beneath that window is a contemporary black sink and drainer with matching mixer tap. There is also space and plumbing for a dishwasher.

To the right is a smaller worktop with an open cabinet below and more storage cabinets above. To the left of that is an integrated full-height fridge-freezer. The room has oak-effect laminate flooring, three ceiling light fittings and a radiator.

### Utility-WC

6'11" x 4'7" (2.11 x 1.41)

This useful room has space and plumbing for a washing machine and tumble dryer, a ceramic WC and sink and a Vokera-branded boiler. The room has a tiled floor and part-tiled walls, a wide frosted double-glazed window, shelving and a ceiling light fitting.

### Stairs to first floor landing

Carpeted stairs with a north-facing window at the turn halfway up lead to the large first floor landing. Here, there is a south-facing window, ceiling light fitting and doors to the three upstairs bedrooms and bathroom.



### Bedroom One

13'8" x 11'8" plus terrace 12'5" x 5'10" (4.19 x 3.57 plus terrace 3.81 x 1.8)

This delightful large double bedroom has a huge south-facing balcony terrace with plenty of space for seating and breakfast dining. Accessed via French doors with full-height glazing, there are views from here over the balcony and the green spaces opposite.

The room includes two full-height double wardrobes, leaving space for a double bed, desk/dressing table and additional furniture. The room is carpeted and has a radiator and ceiling light fitting.

### Bedroom Two

8'0" x 7'3" (2.46 x 2.23)

With a wide west-facing window and pine panelled walls, this room is carpeted and has a radiator and ceiling light fitting. Currently used as a home office, the room also has a loft hatch with Fakro pull-down ladder. The loft has lighting and is part-boarded.

### Bedroom Three

13'6" x 9'4" (4.14 x 2.85)

Located at the rear of the home with views over the rear garden, this double bedroom is carpeted and has a radiator and ceiling light fitting. Fitted wardrobes and drawers leave plenty of space for a double bed and bedside tables.

### Bathroom

13'5" x 4'7" (4.09 x 1.41)

The large corner bath has a chrome mixer tap and Triton electric shower over. To the right, the wide vanity unit has a large ceramic sink with chrome taps and a mirrored wall-mounted cabinet above. There is a capsule ceramic WC, oak-effect laminate flooring, a radiator, ceiling light fitting, frosted double-glazed window, floor-to-ceiling tiles and an extractor fan.

### Garage

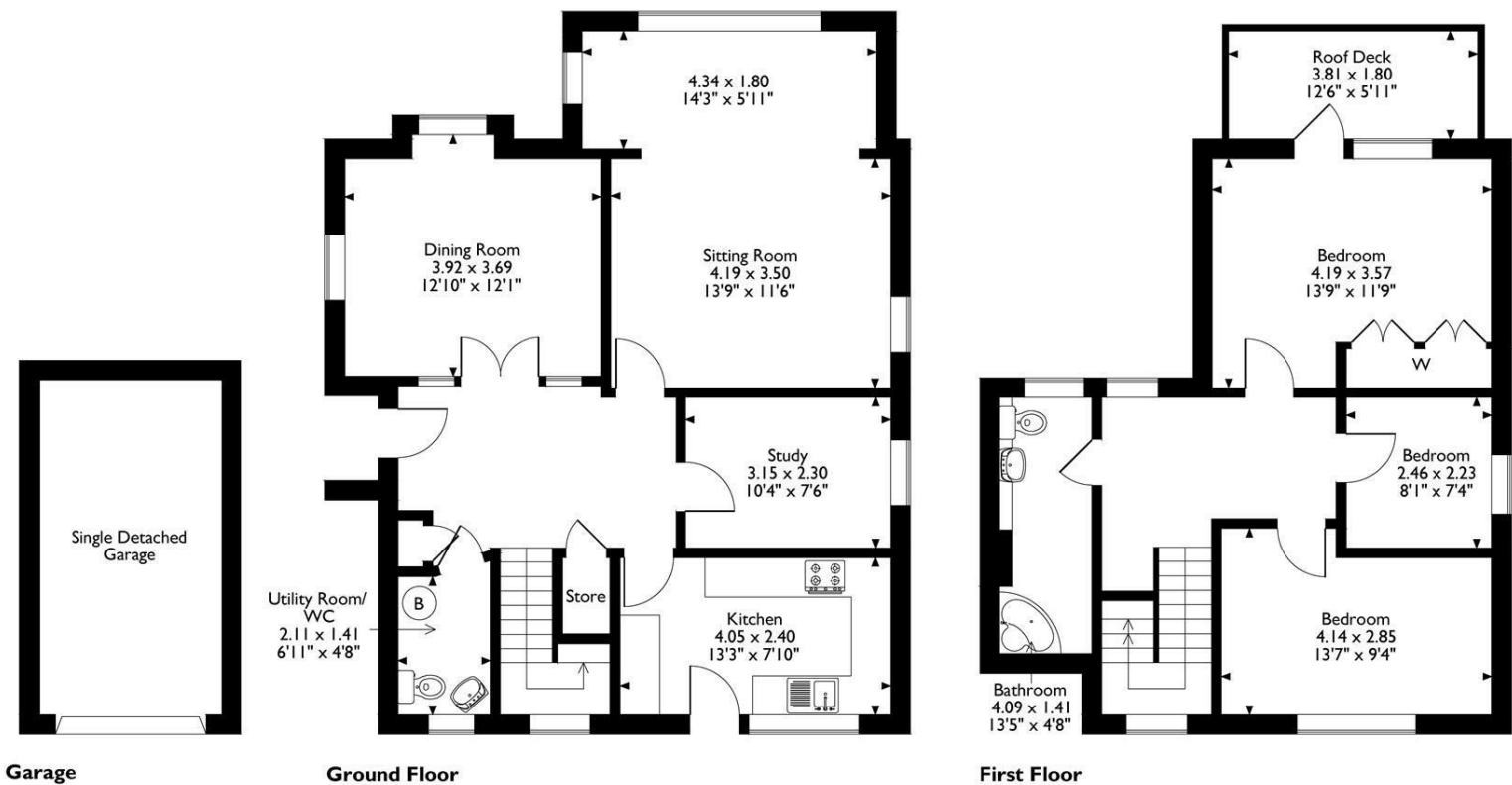
The garage at the rear has a parking space in front. It has an up-and-over door, lighting and power.

### Rear Garden

Accessed from both sides of the home and from the kitchen, this is a peaceful elevated sanctuary with a large dining patio. This dining area is bordered by beech bushes. The neat lawn has space on the right for a greenhouse and shed. The garden has flower beds in several locations, so is an ideal and pleasant space in which to relax, potter, dine and play.



73 Derby Road  
Approximate Gross Internal Area  
127 Sq M / 1367 Sq Ft  
(Excluding Garage)



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 <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		
England & Wales	EU Directive 2002/91/EC	

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