



Ridgewood Drive, Cromford, DE4 3RJ

With breathtaking panoramic views over Cromford Meadows to the valley hillside opposite, this splendid family home is packed with wonderful features. Off-road parking for three vehicles, a newly-opened up lounge-diner, brand new decked terrace off the main bedroom and enclosed garden with lots of space for play and relaxation all combine to create a charming and sociable home. Not only that, but the home has been fully rewired, has new plumbing and new patio doors out to the aforementioned terrace.

On the ground floor, the Wow Factor lounge-diner has huge windows to maximise the natural beauty of the far-reaching views. There is a kitchen, utility room and spacious bathroom too. This 'upside down' house has stairs leading down to the lower ground floor, with three bedrooms, a large walk-in wardrobe and shower room.

The front garden has a lawn, large patio area and flower beds, with steps leading down to the huge rear garden. This has a large lawn with plenty of space for a climbing frame and trampoline (both included in the sale price if desired), the octagonal summer house and dining patio, together with a natural stream gently rolling down the left-hand side of the garden.

To the front is a tarmac driveway for three vehicles and a garage. The huge space accessed through the loft is large enough for two additional bedrooms and the current owners have plans drawn up for that (but this would be subject to planning approval).

Cromford village is a World Heritage Site and is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. Wirksworth, at the top of the hill, has just been named Sunday Times 'Best place to live in Derbyshire' 2025. 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.

- Magnificent panoramic views of the valley
- New plumbing throughout
- Three bedrooms, walk-in wardrobe and two bathrooms
- Huge loft space with architect drawings to add 2 bedrooms (subject to approval)
- New elevated decked terrace to enjoy the views
- Open-plan lounge-diner with more spectacular views
- Enclosed rear garden with stream and summer house
- Full electric rewire and electrics to garden
- Garage and driveway parking for 3 vehicles
- End of cul-de-sac in UNESCO World Heritage village

£325,000

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Front of the home

Fully deserving of the 'deceptively spacious' tag that we try not to use without good reason, this home truly is! From the driveway, a timber gate opens to reveal the front door immediately ahead and another timber gate on the left into the front garden. The front garden has a long paved patio area and a triangular lawn with picket fence.

There is an outside light, outside tap and covered porch.

Enter the home through a composite front door with chrome handle and letterbox - and with a full-height glazed panel on the right.

Lounge-Diner

26'8" x 13'7" (8.15 x 4.15)

Stepping through the front door, you'll need to show more willpower than us if you're not to not rush straight towards the windows to gaze at the views. It's a lovely entrance to the home, with a galleried entrance hallway overlooking the stairs on the right, which head down to the lower ground floor. The room has oak-effect laminate flooring and opens out to the left and right.

The lounge area on the right has lots of room for furniture, as well as a radiator and ceiling light fitting. Over to the left, the dining room has space for a substantial six-seater dining table, from where you can enjoy those great views through the huge windows. A cute brick fireplace with sturdy oak mantelpiece houses an electric fire. There is a radiator and two ceiling light fittings, together with space aplenty for a dresser or sideboard. The lounge and dining room have decorative ceiling coving too.

Walking in from the front door, there are doors on the left into the kitchen (and through to the utility room) and the bathroom.

Kitchen

10'9" x 8'10" (3.28 x 2.71)

This room has pine-effect laminate flooring and a high ceiling with recessed spotlights. On the right is a distinctive recessed cupboard and at the far end is a full-height fitted cupboard. To the left is an L-shaped worktop with tiled splashbacks and cabinets above and below, including an integrated refrigerator. There is an integral De Dietrich four-ring electric hob with extractor fan above.

The modern sink and drainer with chrome mixer tap is situated beneath a wide south-facing window which looks out to the front garden. Beyond the end of the worktop is a chest-height Bosch oven and grill. A door leads through to the utility room.

Utility Room

8'5" x 7'3" (2.59 x 2.21)

This may have the best view from a utility room for miles around! With a half-glazed uPVC door to the front garden and a north-facing window towards Cromford Meadows, the room has a worktop with space and plumbing below for a washing machine. There is lots of room on the tiled floor for a fridge-freezer and freestanding storage units. There is a wall-mounted Worcester boiler, ceiling light fitting and chrome vertical heated towel rail.

Bathroom

10'9" x 6'6" (3.3 x 2)

This spacious room has contemporary tile-effect vinyl flooring and a high ceiling with recessed spotlights. Behind the door is a full-height cupboard with lots of shelving. The bath has chrome taps and there is a ceramic WC and pedestal ceramic sink with chrome taps. The room also has a wide frosted double-glazed window, chrome vertical heated towel rail and extractor fan. The bottom half of the walls are tiled and the top half are painted.

Stairs to lower ground floor

Carpeted stairs lead from the lounge-diner down to an L-shaped hallway. Matching pine doors with chrome handles lead into the three bedrooms, walk-in wardrobe and shower room.



Bedroom One

17'1" x 10'4" (5.22 x 3.17)

With new sliding patio doors leading out to the new elevated decked terrace, this large double bedroom has yet more of those wonderful views. What a place to wake up!

Two full-height fitted double wardrobes on the far wall create lots of space within the room for a bed and additional furniture. There is a modern slate grey vertical radiator and ceiling light fitting in this carpeted bedroom.

Bedroom Two

13'6" x 9'0" (4.14 x 2.76)

A large window located at the height of the upper branches of trees outside make this room feel like living in a treehouse! The window looks out over the rear garden towards the hills beyond the River Derwent and Cromford Meadows. This double bedroom is carpeted and has a radiator and ceiling light fitting.

Bedroom Three

12'4" x 10'9" and 9'2" x 5'11" (3.76 x 3.28 and 2.8 x 1.81)

This large double bedroom also has a separate walk-in wardrobe which is so large that it's previously been used as a child's playroom. Both the bedroom and the adjacent walk-in wardrobe are carpeted and have a radiator and ceiling light fitting.

Shower Room

10'9" x 5'10" (3.3 x 1.8)

The art deco style curved cubicle has sliding glass doors. This houses a Mira electric shower with rainforest shower head and separate hand-held attachment. The ceramic WC has an integral flush and there is a wide vanity unit with large ceramic sink, with swan neck chrome mixer tap.

The room also has an extractor fan, frosted double glazed window, chrome vertical heated towel rail, recessed ceiling spotlights, a ceramic tiled floor and floor-to-ceiling tiles.

Rear Garden

We adore this rear garden which is accessed via steps down from the front garden and from the decked terrace.

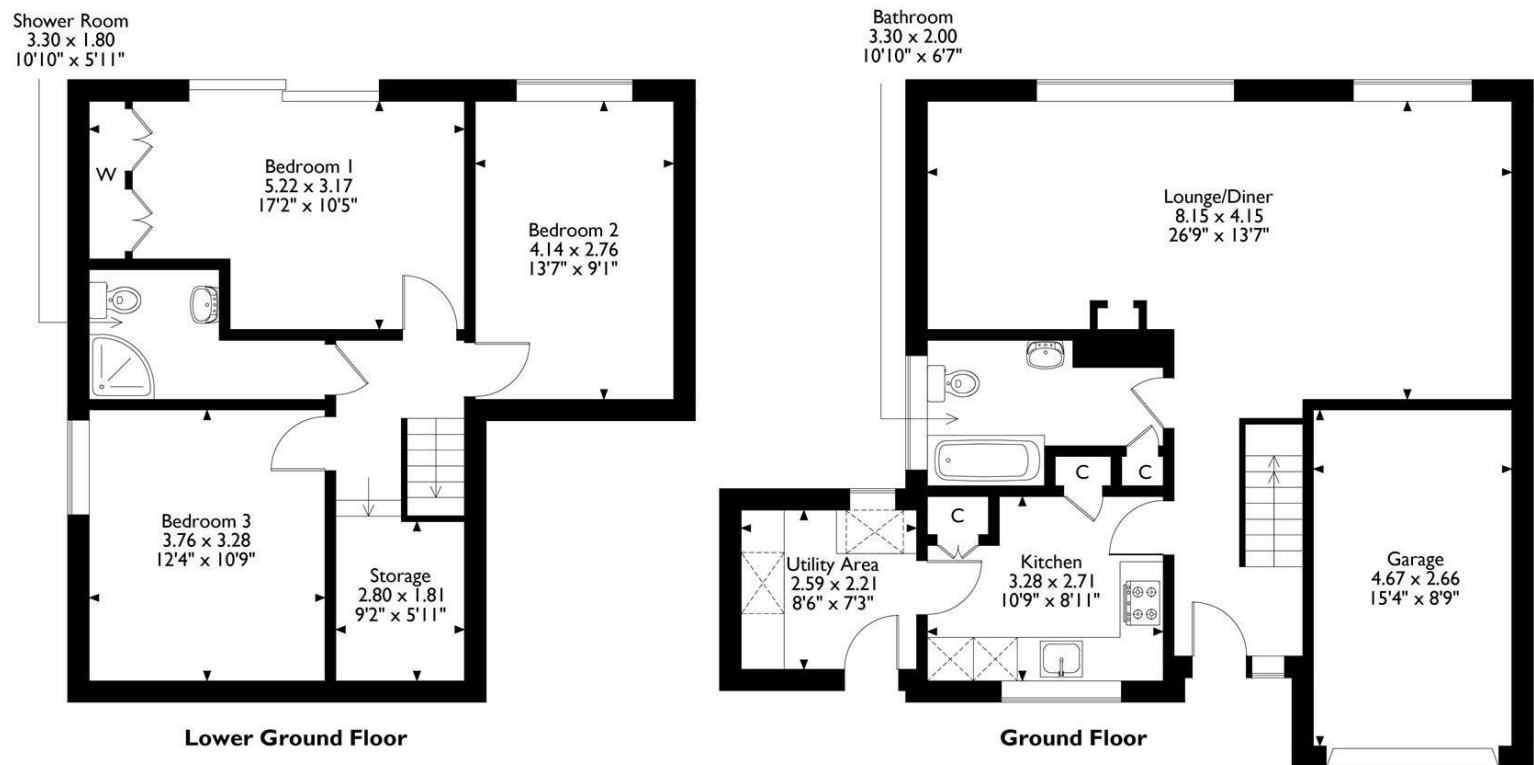
The modern terrace is a great place to be throughout the day. The sun rises on this side in the morning so it's a pleasant spot for breakfast, whilst it is also a lovely sheltered spot for evening drinks. Four steps lead down to the large patio, which gets the sun all day long. The large, versatile octagonal summer house is suitable for a reading room, play area or - with lots of power points - an open garden office. There is an outside tap on the exterior wall of the house. There are also well-stocked flower beds and a timber fence in this area of the garden.

The main lawn slopes gently downwards towards an apple tree and raspberry bushes at the bottom of the garden. It's a child's paradise with a combined swing and climbing frame and a trampoline - both of which can be included in the sale price. The right hand border is packed with verdant bushes and timber fence.

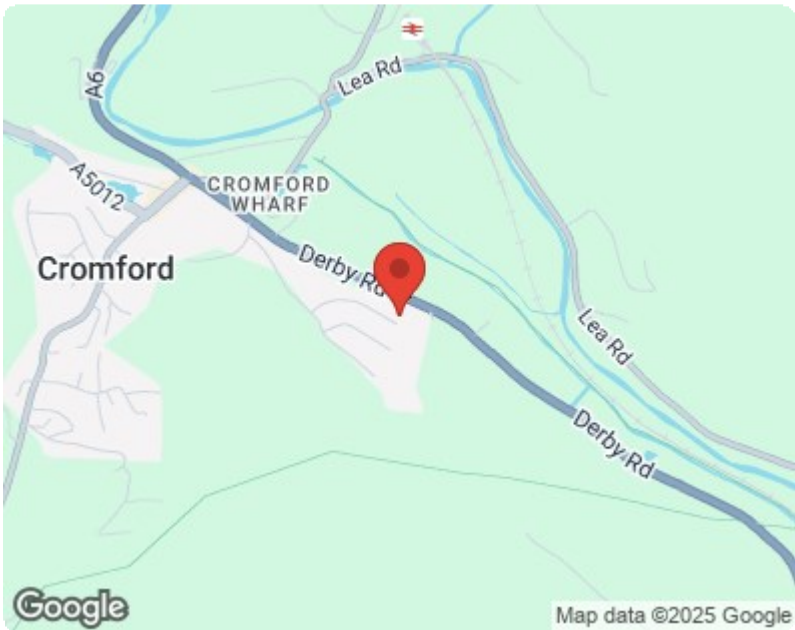
A low level picket fence on the left creates a soft border where a stream meanders gently downhill amongst trees, which include an elder and weeping willow. It's a beautiful green garden for families and nature lovers alike.



35 Ridgeway Drive
Approximate Gross Internal Area
127 Sq M / 1367 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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