



Old Oak Close, Crich Matlock, DE4 5QE

A pristine family home on a quiet lane, this residence has 3 parking spaces and integral garage, brand new kitchen, landscaped garden with new decking and pergola and is within walking distance of the thriving village centre. With popular schools, a youth club and parks nearby, this is a wonderful family home located close to countryside walks in all directions.

On the ground floor, the entrance hallway leads through to the living room, kitchen-diner, utility room and ground floor WC. There is also access into the integral garage. Stairs lead up to the first floor, with four bedrooms (one en-suite) and the family bathroom. At the front of the home, the current owners have widened the driveway so that three cars can park comfortably. The rear garden has been significantly upgraded, with a new decked seating area with pergola in the top-left corner and new planted borders.

Crich is one of our favourite villages in the whole area - with The Loaf Bakery, Asian cuisine 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.

- Immaculate 4 bedroom, 2 bathroom detached home
- Integral garage
- Landscaped south-facing garden with new decking, pergola and flower beds
- Countryside walks in all directions
- Energy-efficient - EPC rating B
- Brand new kitchen with island
- Walking distance to village centre with cafe, shops and pubs
- Parking extended - now 3 parking spaces
- On very quiet lane within modern development
- Village school, youth club and bus to secondary school

£389,000

Old Oak Close, Crich, Matlock, DE4 5QE

Front of the home

This attractive modern home has a block paved driveway, which has been widened to provide space for three vehicles to park comfortably. There is a neat flower bed on the right and a path on the left through to the rear garden. Wall-mounted lights illuminate the area in front of the garage and canopy porch. Enter the home through the half-glazed composite front door with handle and letterbox.

Entrance Hallway

Spacious and light, with an oak veneer floor, the hallway has a high ceiling with recessed spotlights, a radiator and space for coats and footwear. Doors lead into the garage, living room and kitchen-diner, with stairs to the first floor landing on the left.

Living Room

14'5" x 10'0" (4.41 x 3.06)

An elegant room with north-facing bay window providing views out to the pleasant, quiet street scene outside. This carpeted room has two radiators, a ceiling light fitting and - like all rooms - skirting boards. There is plenty of space for flexible room layouts.

Kitchen-Diner

19'0" x 10'6" (5.81 x 3.22)

A real WOW Factor room, this has lots of light flooding in through the south-facing window in the kitchen and the fully-glazed doors to the rear garden. The oak veneer floor flows seamlessly through from the entrance hallway.

On the right is a large dining area with space for a 6-8 seater dining table and seating. The kitchen island has several drawers, power points and space for stools so that friends and family can gather together here in the heart of the home. The wide solid pine worktop has an integral Cooke & Lewis induction hob, with a brushed chrome and curved glass extractor fan above. An integral 1.5 stainless steel sink and drainer with chrome mixer tap is located beneath the south-facing window looking out to the rear garden. Below is an integral refrigerator and to the left, the L-shaped worktop has a range of high and low level cabinets and integrated freezer. There is also an integral Beko oven and recessed ceiling spotlights.

An archway leads through to the utility room.

Utility Room

7'0" x 5'3" (2.15 x 1.61)

The oak veneer flooring continues through into this useful room, which has a worktop with space and plumbing below for a washing machine and tumble dryer. There are a range of cabinets above and - to the right - full-height cupboards useful for storage. The room has a radiator and recessed ceiling spotlights. A half-glazed door on the right opens out to the rear garden and there is a door on the left into the WC.

Ground Floor WC

5'2" x 2'11" (1.58 x 0.9)

With a ceramic WC and ceramic corner pedestal sink with chrome mixer tap. The room has oak veneer flooring, tiled walls, ceiling light fitting, radiator and extractor fan.

Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the galleried landing. At this level is a tall window, two ceiling light fittings, a radiator and large airing cupboard with water tank. Matching white panelled doors with chrome handles lead into the four double bedrooms (one en-suite) and family bathroom.

Bedroom One

13'3" x 8'9" (4.05 x 2.67)

This large double bedroom with a fitted wardrobe on the right has a north facing window and plenty of space for a king size or double bed and additional furniture. The room is carpeted and has a radiator and ceiling light fitting.



Bathroom

8'6" x 6'9" (2.6 x 2.07)

We always love a bathroom which has a separate bath and shower cubicle. The shower cubicle on the left has folding glass doors, a mains-fed shower and contemporary tiled surround. The rectangular Ideal Standard bath has a corner-mounted chrome mixer tap, meaning you can truly stretch out in the bath. The tiled surround continues at half-height around the room and there is tile-effect laminate flooring. The room also includes a frosted double glazed window, ceramic WC with integral flush and a modern vanity unit with two large drawers and an Ideal Standard rectangular sink with chrome mixer tap. Above is a touch-activated backlit mirror and the room includes a chrome vertical heated towel rail and recessed ceiling spotlights.

Bedroom Two

11'1" x 8'7" (3.4 x 2.63)

This double bedroom has a view of the quiet street and has plenty of space for wardrobes and additional furniture. The carpeted room has a radiator and ceiling light fitting.

Bedroom Three

10'9" x 8'8" (3.29 x 2.65)

Currently set up as a spacious single bedroom with dressing table, there is space enough for this to be a double bedroom. With an open aspect and south facing views over the rear garden and to the play area at the end of the close, this room is carpeted and has a radiator and ceiling light fitting.

Bedroom Four

10'9" x 9'8" plus dressing area (3.28m x 2.95m plus dressing area)

A lovely bright and airy master suite, the main bedroom has a wide south facing window which floods the room with natural light. There is an archway through to the dressing room area, where you will find two double wardrobes on the left. The bedroom is carpeted and has a radiator and ceiling light fitting, whilst the dressing room is also carpeted and has a radiator and recessed spotlights. From here, a door opens into the en-suite shower room.

Bedroom Four en-suite

5'10" x 5'7" (1.78 x 1.72)

The shower cubicle in the corner has an eye-catching contemporary tiled surround, sliding glass doors and houses a mains-fed shower. The Ideal Standard ceramic pedestal sink has a chrome mixer tap and there is a ceramic WC with integral flush. The room has tile-effect laminate flooring, a tall chrome vertical heated towel rail, frosted double glazed window, recessed spotlights and a Vent Axia extractor fan.

Garage

16'2" x 9'10" (4.95 x 3.01)

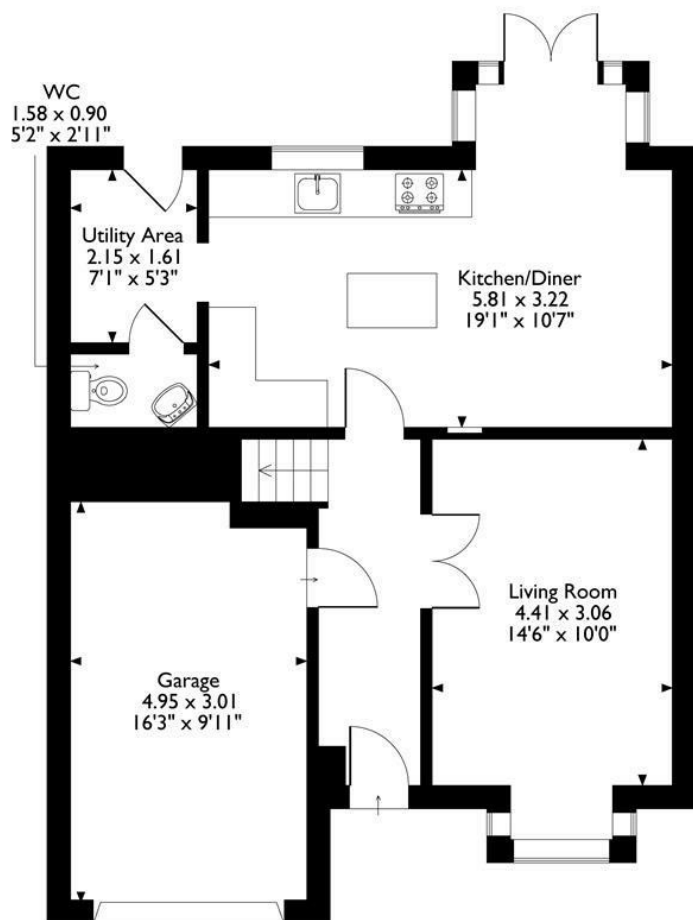
Accessed from the driveway and from inside the house via the entrance hallway, the garage has lighting, power and an independent water supply, so could be an additional utility space.

Rear Garden

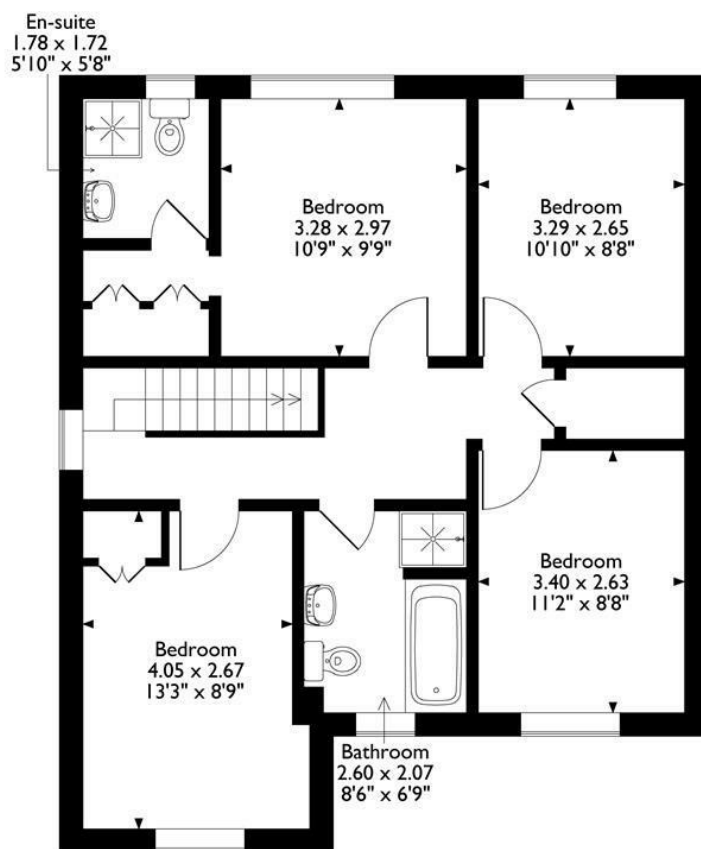
This significantly upgraded south facing garden is a private sun-trap with plenty of space to relax and play. It has been improved by the current owners and now has a large dining patio area, with stepping stones diagonally traversing the lawn to the new raised decking and pergola in the top-left corner. Accessed from a side path, the kitchen-diner and utility room, there is also a new shed and newly-planted flower bed borders full of colourful plants and bushes on each side. A high brick wall on the right and timber fences to the left and end mean it's a safe, secure place for children to play. There are wall-mounted lights and an external tap.



7 Old Oak Close
Approximate Gross Internal Area
132 Sq M / 1421 Sq Ft

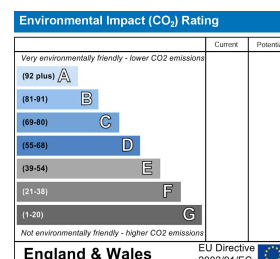
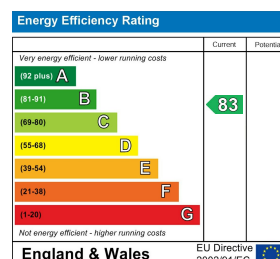


Ground Floor



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.



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