



Ridgewood Drive, Cromford Matlock, DE4 3RJ

With breathtaking 180-degree views across the valley, this home was substantially extended, upgraded and 'future-proofed' in 2017. Improvements included a new roof, new one bedroom accommodation, new windows, radiators, underfloor heating and boiler.

Set across three storeys, at street level the kitchen flows through to a large dining area and open plan living area - these all benefit from the huge east-facing windows looking across Cromford Meadows to the hillside opposite. On this floor there is also a double bedroom, family bathroom and internal and external storage cupboards (the external one houses the boiler and has space and plumbing for a washing machine and tumble dryer).

Upstairs on the first floor there are two double bedrooms and a WC. Downstairs at ground floor/garden level is the integral one bedroom accommodation which includes a living room/kitchen, bedroom and en-suite shower room.

To the front of the home is a garden, driveway and garage. At the rear, the spacious garden includes lawns, a dining patio, shed and a variety of mature trees.

Cromford village is a UNESCO 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.

- Jaw-dropping elevated panoramic views across the valley
- Driveway parking and garage
- New radiators, wood burner and windows 2017
- Close to schools in this UNESCO World Heritage village
- Significantly extended 3 storey 4 bedroom family home
- New roof, membrane and timbers 2017
- New Baxi boiler 2022
- Includes 1 bedroom 'dependant living' accommodation
- Extension with huge gabled windows 2017
- Open plan living with underfloor heating

£550,000

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Front of the home

A low stone wall forms the front boundary. The front garden contains a wide variety of colourful plants including red rockspray, Scotch heather and rose spirea. The driveway on the left has space for one vehicle to park in front of the garage. Paths on the left and right of the home lead to gates through to the rear garden. Sheltered in front of the home is a dining patio. There are lights on the timber fence on the right, lighting the way to the front door. Beside that front door is a utility store, with a Baxi boiler (fitted 2022), wall light and space and plumbing for a washing machine and tumble dryer.

Enter the home through a part-glazed composite front door with chrome handle and letterbox into the kitchen.

Kitchen

14'1" x 9'4" (4.3 x 2.85)

This is a spectacular entrance to the home thanks to the fully-glazed gable end at the far end of the room, which brings light flooding in and showcases the views across the valley. The kitchen itself is dual aspect with windows to the south and west. The beautiful country-style kitchen has granite worktops and solid oak cabinets. On the left is an L-shaped worktop with high and low level cabinets including an integral Bosch dishwasher. The impressive Rangemaster stove is also included in the sale and has an oven, grill, warming oven and five ring gas hob, with extractor fan above. Beneath the west-facing window - which offers views to the front garden - is a large ceramic Butler's sink with heritage-style chrome mixer tap.

On the right as you come in through the front door is a long granite worktop with cabinets below and a cutlery rack at the end. Beyond is space for an American-style fridge freezer. Large porcelain floor tiles flow seamlessly to the dining area and open plan living area. The kitchen also has recessed ceiling spotlights and a floor-level heater.

Dining Area

29'8" x 11'11" (9.05 x 3.65)

Forming part of the kitchen-dining area and open plan living area, this large space has room for a six-seater (or larger) dining table, dresser, seating and additional furniture. In the centre of this cavernous room is a built-in bookcase with cabinet below, which includes controls for the underfloor heating. Modern Mexicana doors open to reveal a large cupboard, the family bathroom and Bedroom One. Within this space are a modern slate-grey tubular radiator, recessed spotlights and the staircase up to the first floor. Two wide rectangular arches lead through to the open plan living area.

Open Plan Living Area

32'9" x 13'7" (10 x 4.15)

This spectacular room has light pouring in through two huge full-height gabled windows, a lantern skylight, fully-glazed double French doors out to the rear garden and two Velux windows. There is space for seating and furniture in two distinct areas, underfloor heating and a wood burner and flue set upon a reinforced glass plinth. The vaulted ceiling has exposed oak beams and there is a chandelier light fitting and additional ceiling light with fan. A door leads downstairs to the ground floor internal apartment.

Bathroom

8'4" x 7'6" (2.55 x 2.3)

A modern Mexicana door with chrome handle from the dining area leads into the family bathroom. The large jellybean shaped bath has a centrally-located chrome mixer tap, meaning you can truly stretch out and relax. The separate shower cubicle has a monsoon shower head and separate hand-held attachment. It also has a pivoting glass door and mosaic tiled surround. The room also includes a ceramic WC with integral flush and pedestal ceramic sink with chrome mixer tap. There is a tiled floor, tall heated towel rail, patterned double glazed window, recessed ceiling spotlights and an extractor fan. The floor-to-ceiling walls include a large wall-mounted mirror.

Bedroom One

11'9" x 9'10" (3.6 x 3)

With a large west facing window, this is a great room for light sleepers. The double bedroom has plenty of space for wardrobes and additional furniture. The room is carpeted and has a radiator and ceiling light fitting.

Stairs to first floor landing

From the dining area, carpeted stairs with a banister on the left lead up to the bright and spacious galleried landing. With a Velux window overhead, there is space here for storage, a bookcase or seating. The landing also has a ceiling light fitting, eaves storage on both sides and entrances to two double bedrooms and a useful WC.



Bedroom Two

14'5" x 12'7" (4.4 x 3.85)

This roomy double has a raised desk area beside the east facing window, with more of those spectacular views across the valley, with the River Derwent and train line in the distance. The prospect of getting any work done at this workspace area seems pretty slim, when you can gaze out at that vista! The carpeted bedroom has a radiator, two ceiling light fittings, eaves storage and a Velux roof window.

WC

The seaside feel of this room comes from the decor and distressed wooden walls and shelving. There is a capsule ceramic WC and a bowl sink with modern chrome mixer tap. The room is carpeted and has a tubular radiator, wall light and Velux window.

Bedroom Three

15'3" x 14'5" (4.65 x 4.4)

Similar to Bedroom Two, this room has a raised area beside the window, suitable for a desk, dressing table or large window seat. The carpeted bedroom has a radiator, two ceiling light fittings and Velux window.

Stairs to Integral Apartment

From the open plan living area, carpeted stairs with a handrail and banister on the right lead directly into the spacious living area. Overhead are a ceiling light fitting and Velux window.

Reception Room-Kitchen

22'1" x 12'3" (6.75 x 3.75)

This lovely and bright living area has a separate front door leading out to the side of the home, so has a completely separate entrance. Currently designated as 'dependant living accommodation' the home has the potential to be used as a holiday let (subject to permissions) or can remain fully incorporated within the main house. In that case, it would make a terrific teenager's den, games room, home office or any combination of those uses.

There are yet more breathtaking views through the fully glazed double French doors with full-height windows each side. With an oak-effect tiled floor, the room has two ceiling light fittings and plenty of room for seating and a dining table. The fitted kitchen has a solid oak worktop with cabinets above and below. The striking integral jet black 'caple' branded square sink has a black mixer tap. The integrated CDA four-ring induction hob has an extractor fan above and electric oven below. There is a large fitted Hotpoint refrigerator with freezer drawer.

A solid pine door with iron latch leads through to Bedroom Four and on through to the en-suite shower room.

Bedroom Four

11'7" x 9'10" (3.55 x 3)

With the most wonderful views to wake up to through double French doors, this carpeted bedroom has a ceiling light fitting and tubular radiator. The large dining patio immediately outside is the perfect spot on which to enjoy breakfast, relax during the day and to take in evening drinks.

En-suite shower room

9'8" x 4'9" (2.95 x 1.45)

This modern room has a walk-in shower with mosaic tiled floor, contemporary rectangular wall tiles and reinforced glass screen. Large ceramic tiles adorn the floor and there is a vanity unit with curved ceramic sink with chrome mixer tap and lots of drawers. The room also includes a capsule WC, tall heated towel rail, ceiling light fitting and patterned double glazed window.

Rear Garden

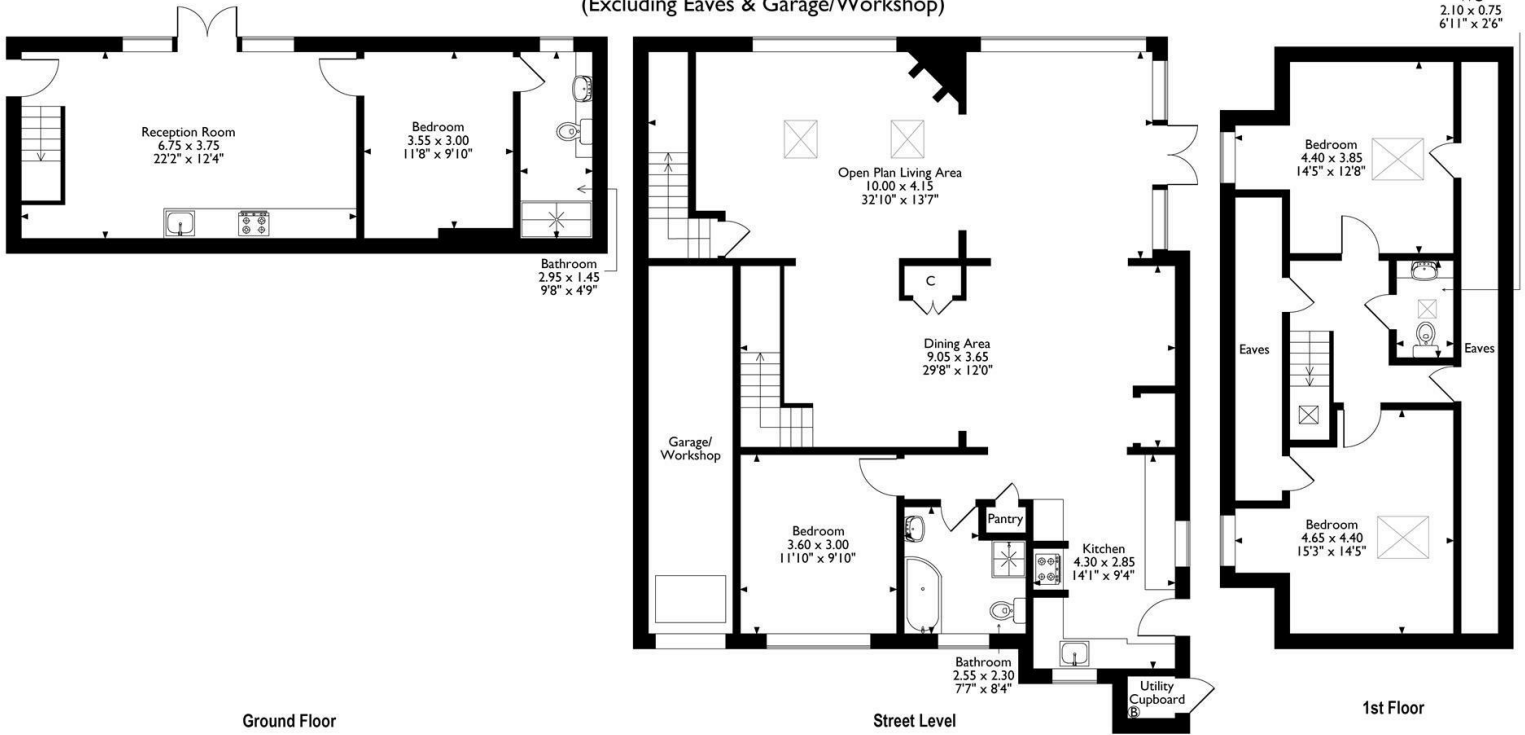
Accessed via several doors in the ground floor accommodation, down the path to the left side of the home and down a fun, distinctive iron spiral staircase to the right, from all points you alight upon the huge dining patio. This has plenty of room for dining, seating and storage - and looks down over the gently sloping lawned garden and across the valley to the hillside opposite. At this level there are several wall-mounted lights and an outside tap.

The upper lawn has a flower bed on the left beside the slate bed and modern shed, together with cypress and apple trees. There are timber fences on both sides of the garden. The lower area includes a lawn, rockery garden, space for swings and a range of trees including crab apple, maple, mistletoe and Japanese flowering cherry trees. A timber fence forms the boundary at the bottom of the garden.

NEW EPC PENDING



29 Ridgewood Drive
Approximate Gross Internal Area
195 Sq M / 2099 Sq Ft
(Excluding Eaves & Garage/Workshop)



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	

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