



## 4 Old Turnpike Drive, Crich, Derbyshire, DE4 5QD

**£529,950**



Situated in the heart of a modern development, this is a beautifully appointed four bedroom detached house with delightful views over the front elevation benefitting from gas central heating, double glazing and landscaped gardens.





# 4 Old Turnpike Drive, Crich, Derbyshire, DE4 5QD

£529,950



## DIRECTIONS

Leave the centre of Crich via Rose's Lane and turn right into the development along Sherwood Drive. A short distance along turn right again onto Coleburn Crescent and left onto Old Turnpike Drive where the property is situated at the end of the road clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful family home which in brief comprises an entrance hall with staircase leading to the first floor, formal lounge and to the rear of the house a large dining kitchen which has three distinct spaces for use as a lounge, dining area and kitchen with integrated appliances. Leading from the kitchen is a useful utility room, personal door to garage and ground floor cloakroom. To the first floor the property benefits from four good sized bedrooms, two bedrooms with en-suite facility and a family bathroom with shower.

Outside the property benefits from a generous garden to the rear which has a patio area, lawn and a recently installed tired part of the garden which is a real feature of the house. To the front elevation is a larger than average driveway with access to a double garage with electrically operated up and over door.

Crich is a pretty village situated within the

heart of Derbyshire and benefits from a range of shops, primary school and the National Tramway Museum as well as Crich Stand. The towns of Matlock and Belper are a short distance away and the vibrant city centre of Derby is within easy reach. The property is well located for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor and perfect for those wanting to venture into the Peak District.

This property has a unique location within the development overlooking open countryside to the front and must be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE HALL

Spacious entrance hall with galleried staircase leading to the first floor and radiator. Double doors opening to:

### LOUNGE

11'9" x 17'11" (3.58m x 5.46m)

(Measurement taken to the centre of the bay window)

With walk in bay window overlooking the front elevation and radiator.

### LIVING AREA

29'3" x 12'2" (8.92m x 3.71m)

The rear of the house offers a superb open plan living, dining and kitchen area which

must be viewed to be fully appreciated. Having three distinct parts, the room flows beautifully and can be described as follows:

### **LOUNGE AREA**

This is situated to the far end of the room and has a double glazed window overlooking the rear elevation and radiator.

### **DINING AREA**

A superb space with double glazed French doors opening to the rear garden and ample space for dining furniture.

### **KITCHEN AREA**

The kitchen area has a range of work surface/preparation area, wall and base cupboards and an integrated electric double oven, gas hob and shaped extractor over. The kitchen has an undermounted sink with drainer beneath a double glazed window overlooking the rear elevation and there is an integrated dishwasher, space for an American style fridge freezer and wine cooler. The room has inset ceiling spotlights and there is quality flooring running throughout the

lounge, dining room and kitchen area. Archway to:

### **UTILITY ROOM**

8'10" x 5'10" (2.69m x 1.78m)

With complementary wall and base cupboards, coat hanging space and plumbing for washing machine/tumble dryer. Personal door to garage.

### **CLOAKROOM**

With low level WC, corner wash hand basin and radiator.

### **TO THE FIRST FLOOR**

### **SPACIOUS LANDING**

With airing cupboard and radiator.

### **BEDROOM ONE**

16' x 10'4" (4.88m x 3.15m)

(Maximum measurement)

With double glazed window, radiator and a recessed dressing area with fitted wardrobes and inset ceiling spotlights.





### EN-SUITE

9'5" x 4'9" (2.87m x 1.45m)

With low level WC, pedestal wash hand basin and large shower cubicle with glazed screen, complementary tiling and heated towel rail.

### BEDROOM TWO

11'8" x 12'3" (3.56m x 3.73m)

With double glazed window to the front elevation and radiator.

### EN-SUITE

With low level WC, pedestal wash hand basin and shower cubicle with glazed screen, complementary tiling and heated towel rail.

### BEDROOM THREE

12'6" x 9'6" (3.81m x 2.90m)

With double glazed window and radiator.

### BEDROOM FOUR

9'8" x 10'5" (2.95m x 3.18m)

With double glazed window and radiator.

### FAMILY BATHROOM

9'1" x 6'1" (2.77m x 1.85m)

With low level WC, wash hand basin and bath, separate shower cubicle with glazed screen complementary tiling and heated towel rail.

### OUTSIDE

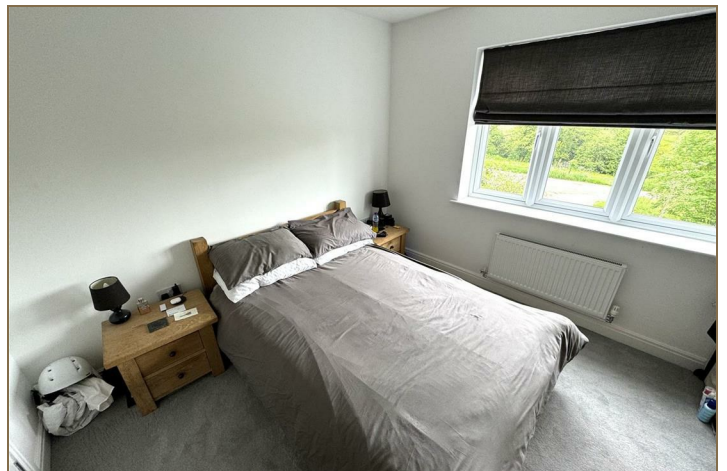
Outside the property benefits from a garden to the rear which is currently in the process of being professionally landscaped to include a patio area, lawn and at the very bottom of the garden a tiered area which has been created from railway sleepers offering delightful seating areas, shed and patio space.

To the front elevation there is a larger than average driveway and access to:

### DOUBLE GARAGE

20'4 x 16'8" (6.20m x 5.08m)

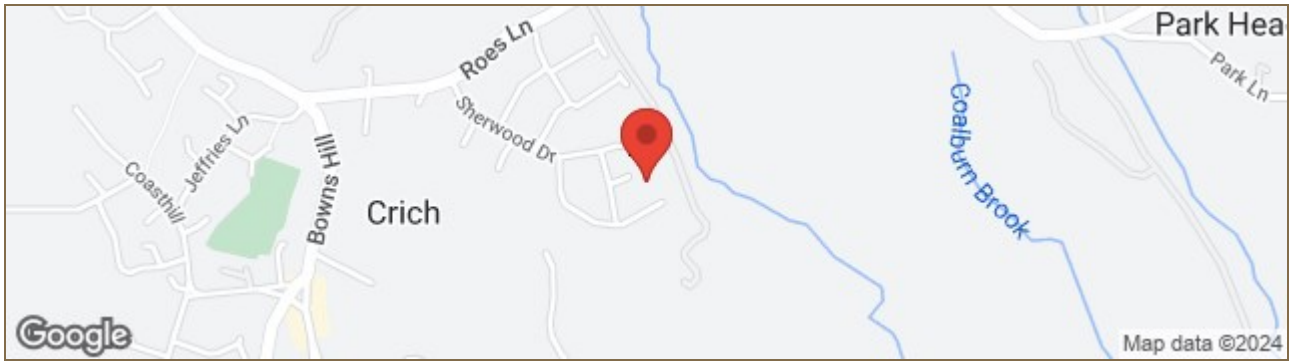
With electrically operated up and over door, power, light and wall mounted boiler providing domestic hot water and central heating.



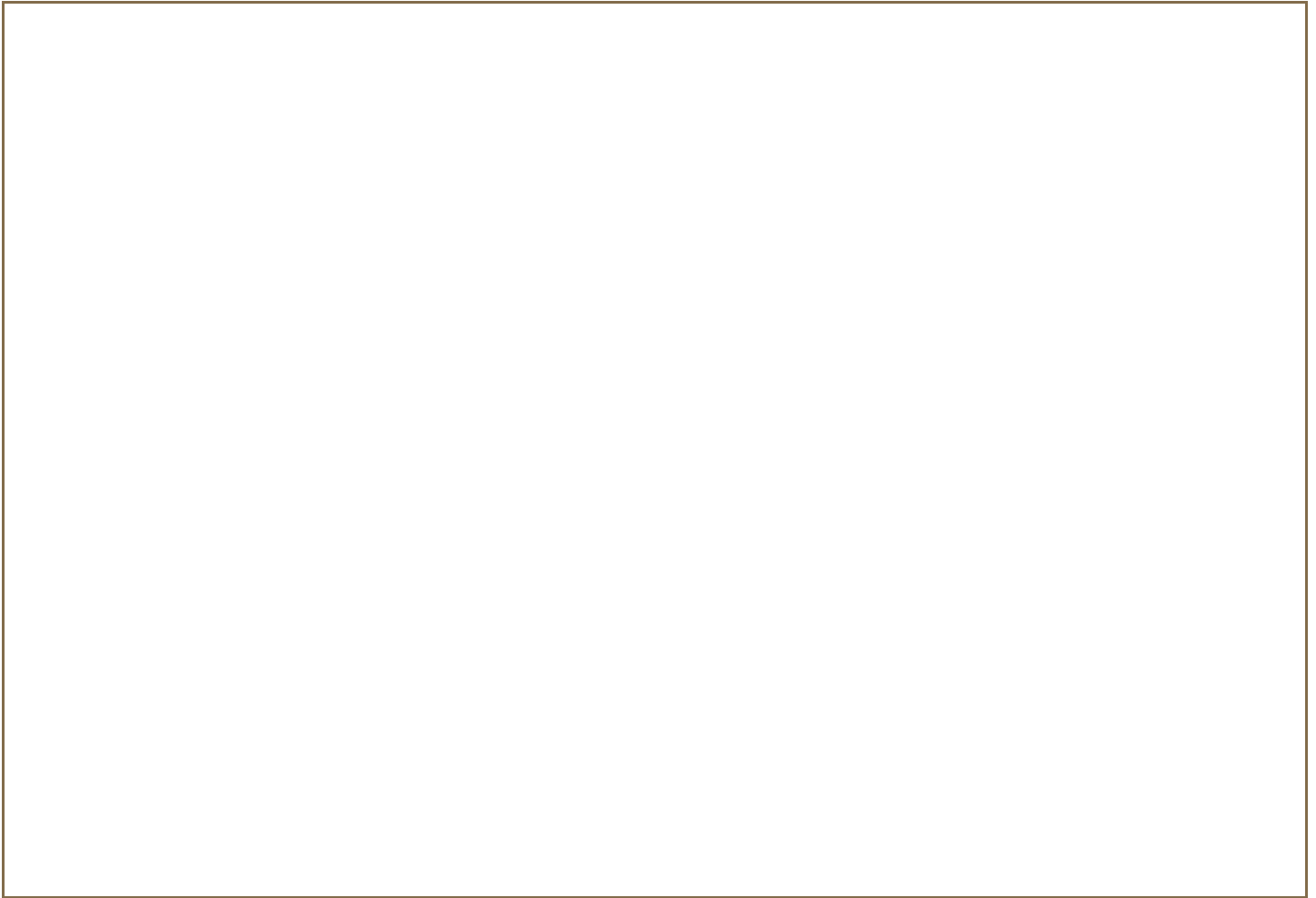




## Road Map



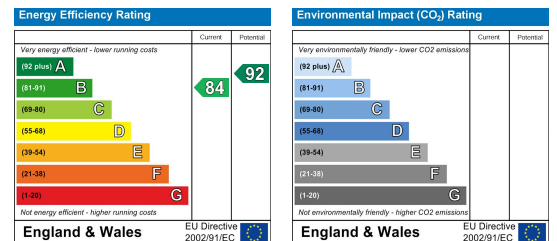
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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