



14 Woodside, Crich, Matlock, DE4 5FX

£485,000



Offered with vacant possession/ no chain. A beautifully presented modern four double bedroom family home, situated in a quiet cul de sac location enjoying views, within the sought after village of Crich. The modern open plan accommodation has two en-suites, generous plot with ample car parking, garage and sunny gardens. Viewing is strongly recommended.



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The well maintained modern accommodation comprises an open porch, reception hallway with a personal door into the garage, generous lounge with double doors opening into the impressive dining kitchen having living space, dining area and a well equipped fitted kitchen with integrated appliances, separate utility room and guest WC. To the first floor there are four double bedrooms, (two bedrooms with en-suite shower rooms) and a family bathroom.

Benefitting from gas central heating fired by a Glowworm gas boiler with a pressurised hot water cylinder, UPVC double glazed windows and doors, security alarm, air purification and ventilation system. The well maintained property is just 10 years old.

To the front of the property is an open green space, which is laid to lawn. Having a driveway providing access to a double car parking space with hardstanding and access to the integral garage. A path to the side of the property leads to the rear enclosed garden, which is laid to lawn with established trees, shrubs and flowering plants to the borders and a sunny paved patio, perfect for alfresco dining.

Crich is a sought after village with excellent local amenities ie : deli, bakery, butchers shop, convenience store with post office, and excellent road links to Matlock. Belper and Derby. There is a railway station at nearby

Ambergate and excellent road links to Derby and Nottingham via A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

An open storm porch with lighting has a composite entrance door with two UPVC double glazed windows to the side.

RECEPTION HALLWAY

14'6 x 7'9 max measurements (4.42m x 2.36m max measurements)

Having a radiator, personal door into garage and stairs climb off to the first floor.

GUEST WC

Appointed with a WC, pedestal wash hand basin, radiator, inset spot lighting, extractor fan and vinyl flooring.

SITTING ROOM

18'6 x 12'2 (5.64m x 3.71m)

A generously proportioned room with a UPVC double glazed bay window to the front, overlooking the green and views beyond, two radiators, TV aerial point, telephone point and double doors open into :

LIVING DINING KITCHEN

29'2 x 12'5 overall measurements (8.89m x 3.78m overall measurements)

An open plan space with porcelain tiled flooring, UPVC French doors overlook the garden and provide access to the patio area. There is room for a lounge area with

radiators and French doors open to a dining space.

DINING AREA

12' x 12'5 (3.66m x 3.78m)

Having matching flooring, radiator, pendant lighting and UPVC double glazed French doors open to the rear.

KITCHEN

10'3 x 8'8 (3.12m x 2.64m)

Comprehensively appointed with a range of cream shaker style base cupboards, drawers and eye level units with black granite work surface over incorporating an inset one and a half bowl stainless steel sink with mixer taps and upstand. Integrated appliances include an electric double oven and grill, five ring gas hob with black glazed splash back, extractor hood, dishwasher and a fridge freezer. There are inset spot lighting, radiator and a UPVC double glazed window to the rear.

UTILITY ROOM

8'11 x 5'3 (2.72m x 1.60m)

Appointed with matching base cupboard and

a larger unit with granite work surface and upstand over incorporating a stainless steel sink drainer drainer and mixer taps. There is inset spot lighting, extractor fan, radiator and a half glazed UPVC entrance door provides access to the side.

TO THE FIRST FLOOR

GALLERY LANDING

There is a UPVC double glazed picture window to the front elevation enjoying countryside views, decorative balustrade, a built-in airing cupboard houses the pressurised hot water cylinder and there is access to the roof void.

BEDROOM ONE

14'1 x 12'3 + wardrobe recess (4.29m x 3.73m + wardrobe recess)

A generous room having a range of in-built wardrobes providing hanging and shelving, UPVC double glazed window to the rear elevation, radiator, tv aerial point and a telephone point.



ENSUITE ONE

Appointed with a double shower enclosure with a thermostatic shower, pedestal wash hand basin and a low flush WC. There is complementary half tiling, heated towel radiator, shaver point, inset spot lighting extractor fan, UPVC double glazed window to the front and vinyl flooring.

BEDROOM TWO

12'8 x 10'8 max measurements (3.86m x 3.25m max measurements)

Having a range of built-in wardrobes, radiator, TV aerial point and a UPVC double glazed window to the rear elevation.

ENSUITE TWO

Fitted with a double shower enclosure with an electric shower, pedestal wash hand basin and a low flush WC, heated towel radiator, vinyl flooring, extractor fan, inset spot lights and a UPVC double glazed window to the side.

BEDROOM THREE

12'10 x 11'7 (3.91m x 3.53m)

Having a UPVC double glazed window to the front elevation enjoying an open view, radiator and a TV aerial point.

BEDROOM FOUR

10'9 x 8'5 (3.28m x 2.57m)

There is a UPVC double glazed window to front, radiator and a TV aerial point.

FAMILY BATHROOM

Appointed with a four piece suite comprising a panelled bath with mixer taps, pedestal wash hand basin and a low flush WC, complementary half tiling, heated towel radiator, inset spot lighting, extractor fan, vinyl flooring and a UPVC double glazed window to the side elevation.

OUTSIDE

To the front of the property there is a communal driveway leading to the property with a large lawned garden to the side. The double drive offers generous car parking leading to an integral garage. There are



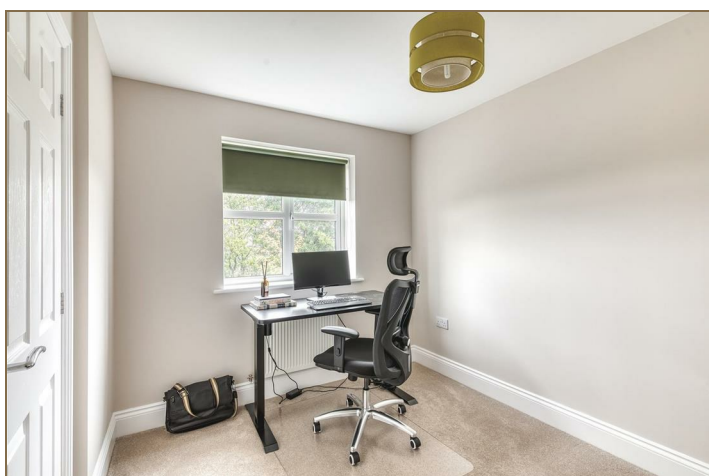
established flower beds and a path to the side.

GARAGE

Having an up and over door, light, power and a personal door from the hallway.

GARDEN

The fully enclosed garden is mainly laid to lawn, enjoying a westerly aspect with a sunny paved patio and established flower beds with outside tap, external power point and lighting.



Road Map



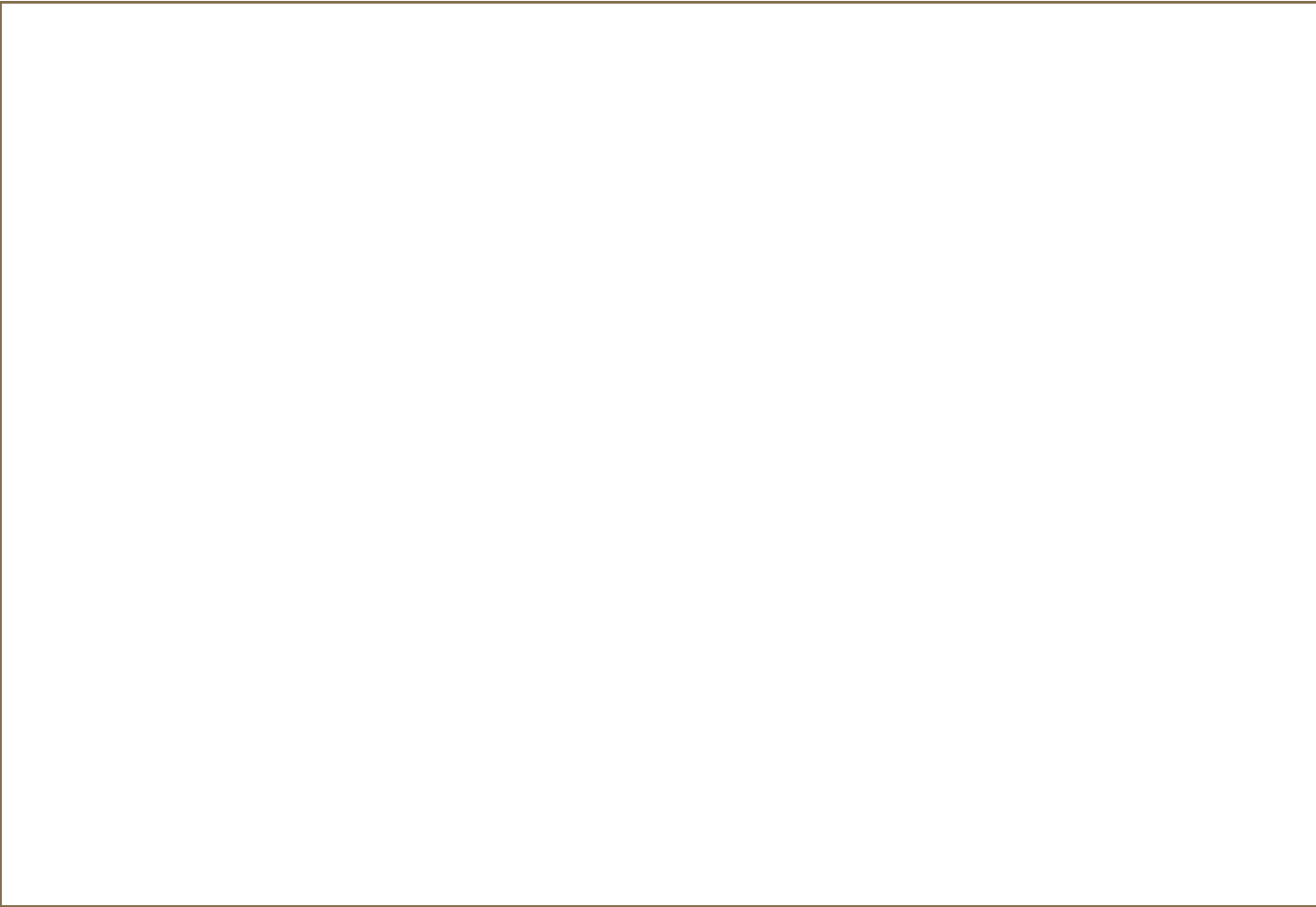
Hybrid Map



Terrain Map



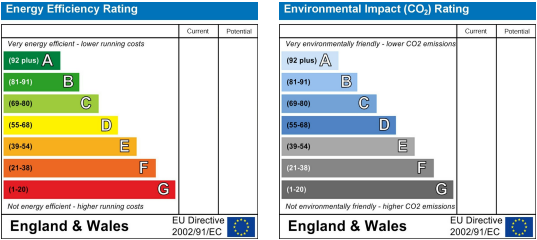
Floor Plan



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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