



## 4 Bed House - Detached

19 Oxhay Gardens, Crich, Matlock DE4 5PE

Price £399,950 Freehold



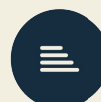
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- Beautifully Presented Detached Home
- Sought-After Development
- Gas Central Heating & Double Glazing
- Lounge
- Superb Living Kitchen/Dining Room
- Utility & Cloakroom
- Four Generous Sized Bedrooms
- En-Suite & Four-Piece Family Bathroom
- South Facing Landscaped Gardens
- Block Paved Driveway & Integral Garage

SOUTH FACING LANDSCAPED GARDENS – A beautifully appointed and contemporary designed four bedroom, en-suite detached family home, constructed to an impressive specification, built in 2019 and located in the sought after village of Crich.

The property is situated in an enviable position within an exclusive development of similar properties and is located close to open countryside and good local amenities in Crich.

#### The Location

Crich is located approximately fourteen miles north of Derby and is convenient for the Peak District National Park and the A38 and M1 motorway. The Village is well-known for the local National Tramway Museum and at the summit of Crich Hill is the Memorial Tower for the Sherwood Foresters (Mercian Regiment).

Crich itself is a pretty Derbyshire Village on the edge of the Derbyshire Dales and has local Village amenities, to include Post Office, Village Store, Pharmacy, Public Houses, GP Surgery and noted Primary Schools.

The nearby Derbyshire countryside provides delightful scenery and country walks.

#### Accommodation

##### Ground Floor

##### Recessed Storm Porch

With outside light and half glazed entrance door opening into entrance hall.

### Entrance Hall

14'10" x 4'0" (4.54 x 1.23)

With inset doormat, radiator, half panelling to walls, staircase leading to first floor with inset lighting and the continuation of half panelling to walls, smoke alarm, integral door giving access to garage, telephone point and double opening French glazed doors opening into lounge.



### Lounge

16'2" into bay x 9'9" (4.93 into bay x 2.98)

With radiator, telephone point, double glazed bay window with aspect to front and internal French glazed doors with chrome fittings.



### Living Kitchen/Dining Room

18'10" x 14'4" into bay (5.76 x 4.38 into bay )



## Dining Area

With attractive tiled flooring, two radiators, tv point, open space leading into kitchen area and double glazed bay window incorporating French doors opening onto sun patio and landscaped gardens.



## Kitchen Area

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching worktops, the continuation of the worktops forming a useful breakfast bar area, built-in four ring stainless steel gas hob with stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, matching tiled flooring, spotlights to ceiling, open space leading into dining area, double glazed window with fitted blind overlooking landscaped gardens and internal glazed door with chrome fittings.



## Utility

6'11" x 4'9" (2.13 x 1.47)

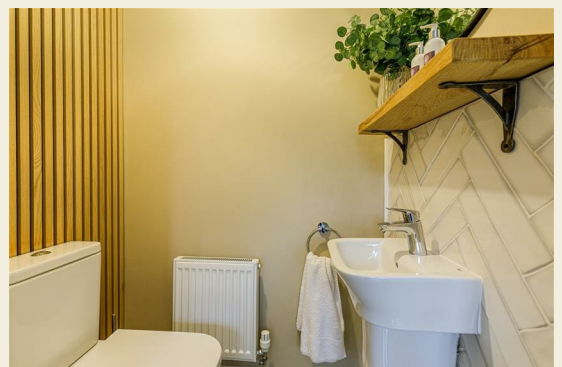
With fitted worktop, integrated dishwasher, matching tiled flooring, radiator, extractor fan, half glazed door giving access to landscaped gardens, open archway leading into kitchen area and internal panelled door with chrome fittings opening into cloakroom.



## Cloakroom

3'11" x 2'8" (1.21 x 0.82)

With low level WC, fitted washbasin, attractive tiled splash-backs, radiator, feature wood panelled wall, extractor fan, matching tiled flooring and internal panelled door with chrome fittings.



## First Floor

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## Landing

With the continuation of half panelled walls, radiator, access to roof space, smoke alarm, double glazed window to side with fitted blind and built-in cupboard housing the hot water cylinder and also providing storage.



## Bedroom One

10'10" x 9'7" (3.31 x 2.93)

With radiator, double glazed window with fitted blind and aspect to rear, open square archway leading into dressing/wardrobe area and internal panelled door with chrome fittings.



## Dressing/Wardrobe Area

5'4" x 4'9" into wardrobes (1.65 x 1.47 into wardrobes )

With double wardrobes with sliding mirrored doors, spotlights to ceiling and internal panelled door with chrome fittings opening into en-suite.



## En-Suite

5'5" x 5'4" (1.67 x 1.63)

With separate shower cubicle with chrome fittings including shower, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, radiator, extractor fan, spotlights to ceiling, double glazed obscure window and internal panelled door with chrome fittings.



### Bedroom Two

12'10" x 9'2" (3.93 x 2.81)

With radiator, double glazed window to front with fitted blind and internal panelled door with chrome fittings.



### Bedroom Three

10'10" x 8'2" (3.31 x 2.51)

With radiator, double glazed window with aspect to front and internal panelled door with chrome fittings.



### Bedroom Four

10'11" x 8'2" (3.34 x 2.51)

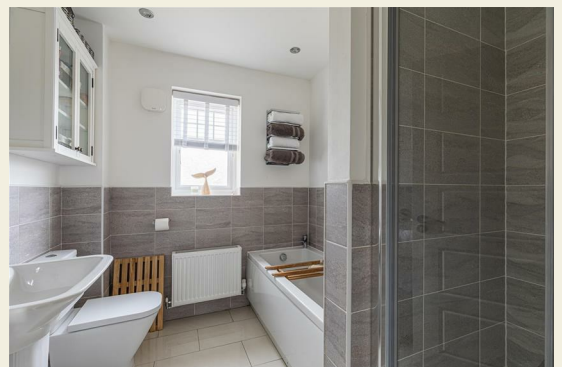
With radiator, double glazed window with fitted blind and aspect to rear and internal panelled door with chrome fittings.



### Family Bathroom

8'1" x 6'5" (2.47 x 1.98)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, separate shower cubicle with chrome fittings, tiled splash-backs, tiled flooring, radiator, spotlights to ceiling, extractor fan, double glazed obscure window with fitted blind and internal panelled door with chrome fittings.



### Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with laurel hedge and paved pathway leading to the recessed storm porch and entrance door. Cold water tap.

## Rear Garden

Being of a major asset and sale to this particular property is its thoughtfully laid out landscaped south facing enclosed rear garden, which must be seen to be appreciated, with a large patio area accessed from the French doors from the lovely loving kitchen/dining room providing a pleasant sitting out and entertaining space which leads to a lawned garden with sleepers, a varied selection of shrubs, plants, trees and a bottom sunken sun patio providing a further pleasant seating area. The rear garden is fully enclosed by fencing with side access gate and pathway.



## Driveway

A double width block paved driveway provides car standing spaces for two cars and leads to the integral garage with utility area.



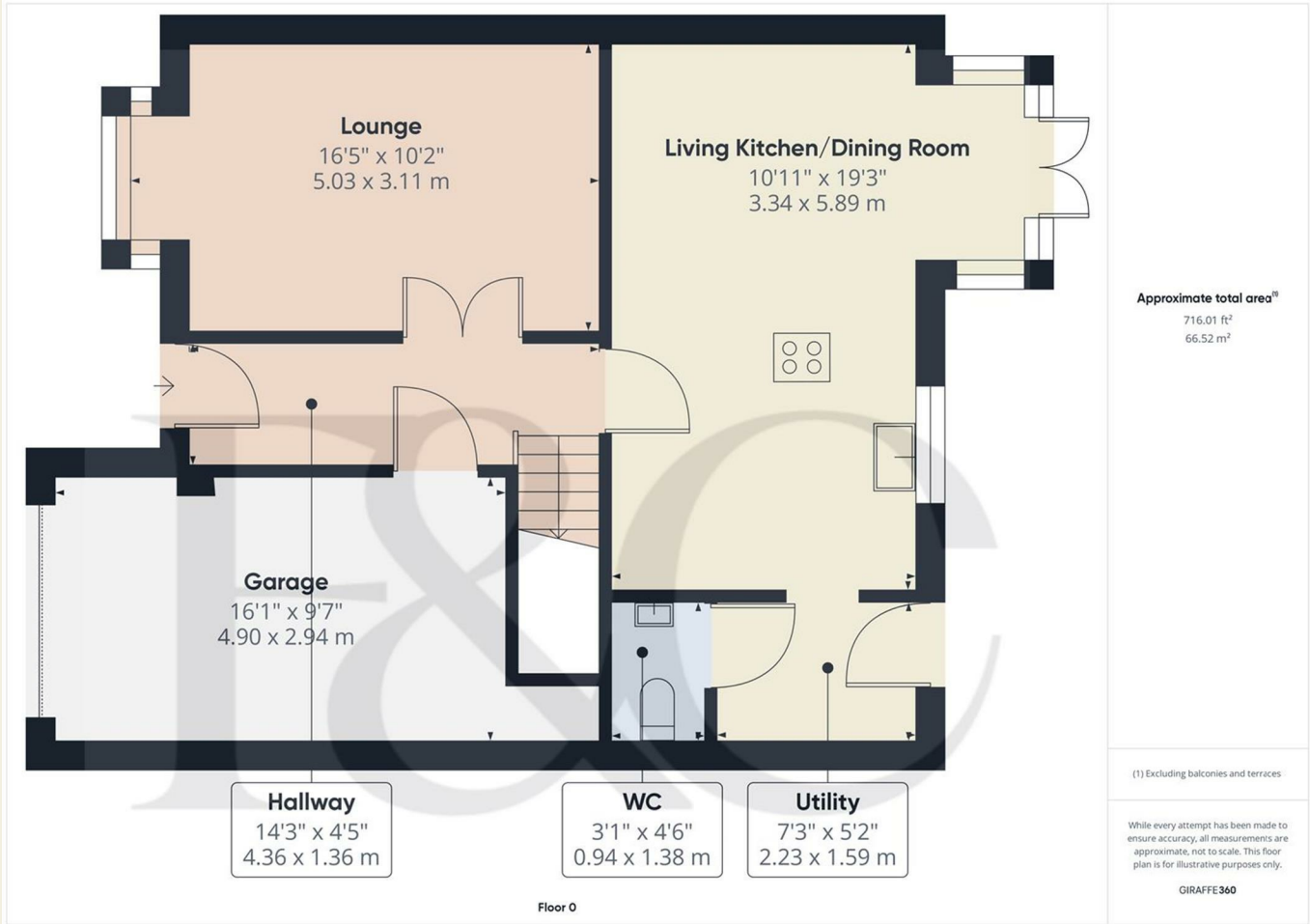
## Integral Garage with Utility Area

16'4" x 9'1" (5.00 x 2.79)

With plumbing for automatic washing machine, central heating boiler, integral door giving access to the property, concrete floor, power, lighting and up and over front door.

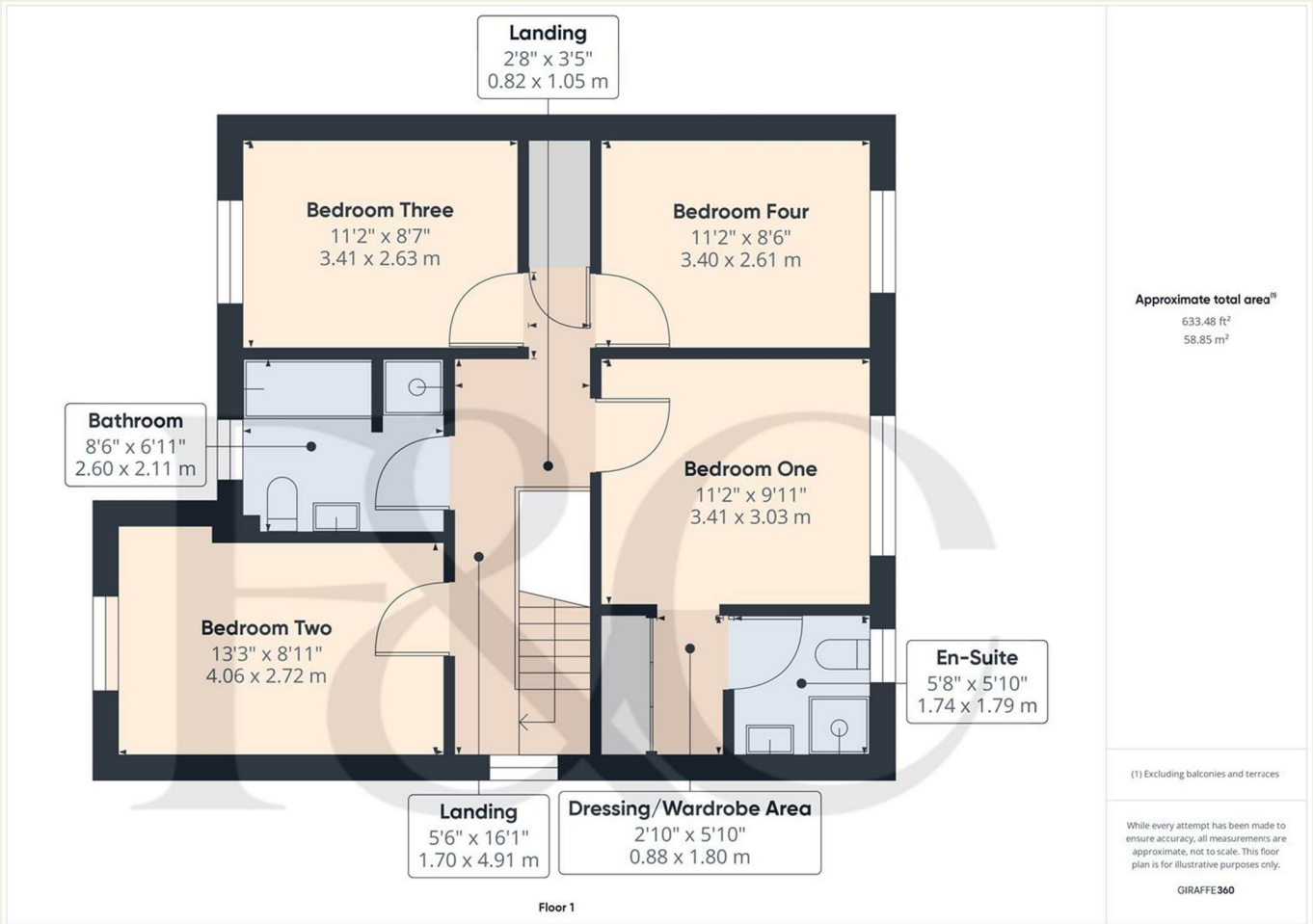
## Council Tax Band - E

Amber Valley

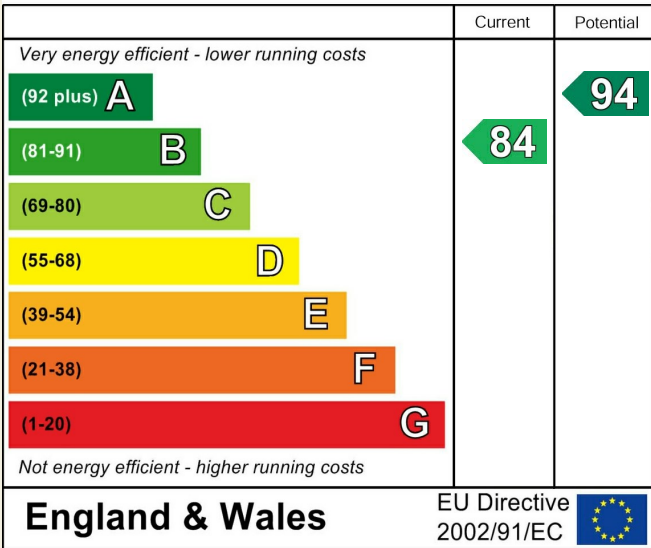


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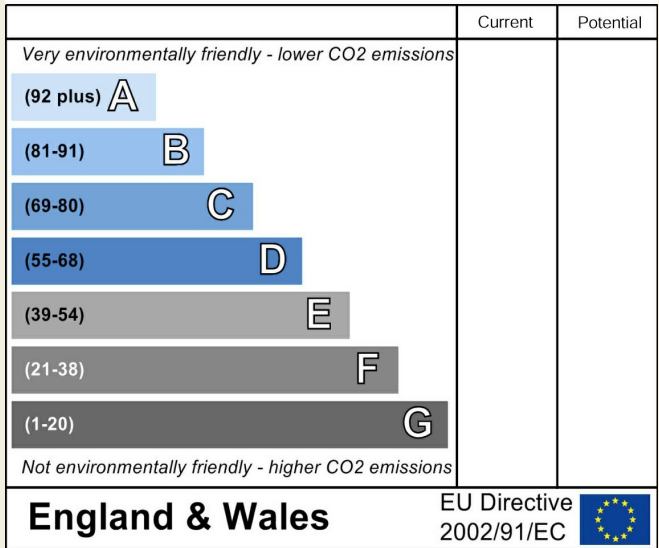




### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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