



4 Bed House - Detached

28 Sherwood Drive, Crich, Matlock DE4 5NL

Offers Around £385,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Detached Property
- Gas Central Heating & Double Glazing
- Lounge with Bay Windows
- Living Kitchen/Dining Room
- Utility & Cloakroom
- Study/Gym
- Four Double Bedrooms
- En-Suite & Family Bathroom
- South-Facing Garden
- Block Paved Driveway & Garage Store

A highly appealing four double bedroom, en-suite detached property with south-facing garden, located within this popular development situated in Crich.

The gas central heated and double glazed living accommodation briefly consists on the ground floor: recessed storm porch, entrance hall with staircase leading to first floor, cloakroom/WC, lounge with bay windows, living kitchen/dining room with built-in appliances and French doors opening onto south-facing rear garden, utility and study/gym. The first floor landing leads to four double bedrooms, en-suite and family four-piece bathroom.

A south-facing garden is laid to lawn with patio.

A double width block paved driveway provides car standing spaces for two cars and leads to a garage store with power and lighting.

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 half glazed entrance door.

Entrance Hall

10'1" x 5'9" (3.09 x 1.76)

With inset doormat, radiator and split-level staircase leading to first floor.

Cloakroom

6'0" x 3'1" (1.85 x 0.96)

With low level WC, washbasin, radiator, tiled flooring, double glazed window and internal panelled door.

Lounge

17'4" x 11'10" (5.29 x 3.63)

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



Living Kitchen/Dining Room

17'6" x 12'0" (5.34 x 3.66)

Dining Area

With tiled flooring, double glazed bay window incorporating French doors opening onto south-facing rear garden, radiator, open space leading into kitchen area and open archway leading into utility.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in electric oven, extractor hood, integrated dishwasher, integrated fridge/freezer, matching tiled flooring, spotlights to ceiling, open space leading into dining area, double glazed window overlooking south-facing rear garden and internal glazed door.



Utility

9'6" x 4'3" (2.92 x 1.32)

With fitted worktop, plumbing for automatic washing machine, space for tumble dryer, matching tiled flooring, radiator, half glazed door giving access to south-facing rear garden and glazed door giving access to study/gym.

Study/Gym

9'8" x 9'6" (2.96 x 2.91)

With cupboard housing the boiler.

First Floor

Landing

With radiator, built-in cupboard housing the hot water cylinder and access to roof space.

Double Bedroom One

14'11" x 11'10" (4.55 x 3.63)

With radiator and double glazed window with aspect to front.



Dressing Area

With two built-in double wardrobes.



En-Suite

8'2" x 5'1" (2.50 x 1.57)

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



Double Bedroom Two

11'1" x 10'5" (3.38 x 3.19)

With radiator, double glazed window overlooking south-facing rear garden and internal panelled door with chrome fittings.



Double Bedroom Three

12'4" x 9'11" (3.76 x 3.04)

With radiator, wardrobe recess space, double glazed window overlooking south-facing rear garden and internal door with chrome fittings.



Double Bedroom Four

10'0" x 9'10" (3.06 x 3.01)

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



Family Bathroom

8'9" x 6'8" (2.69 x 2.04)

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



Front Garden

The property is set back from the pavement edge behind a small low maintenance fore-garden.

Rear Garden

To the rear of the property is a south-facing enclosed rear garden laid to lawn with patio. Side access.



Driveway

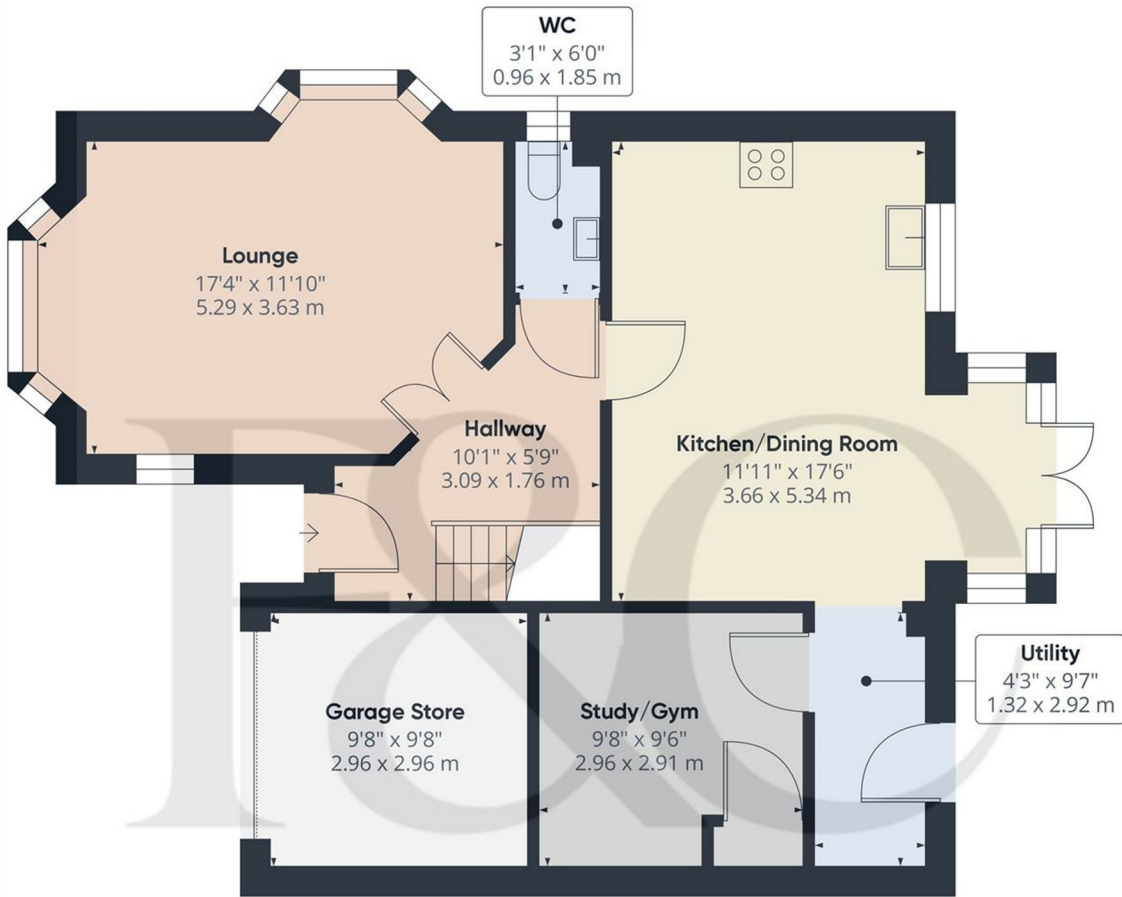
A double width block paved driveway provides car standing spaces for two cars.

Garage Store

9'8" x 9'8" (2.96 x 2.96)

With power, lighting and up and over front door.

Council Tax Band E - Amber Valley



Floor 0

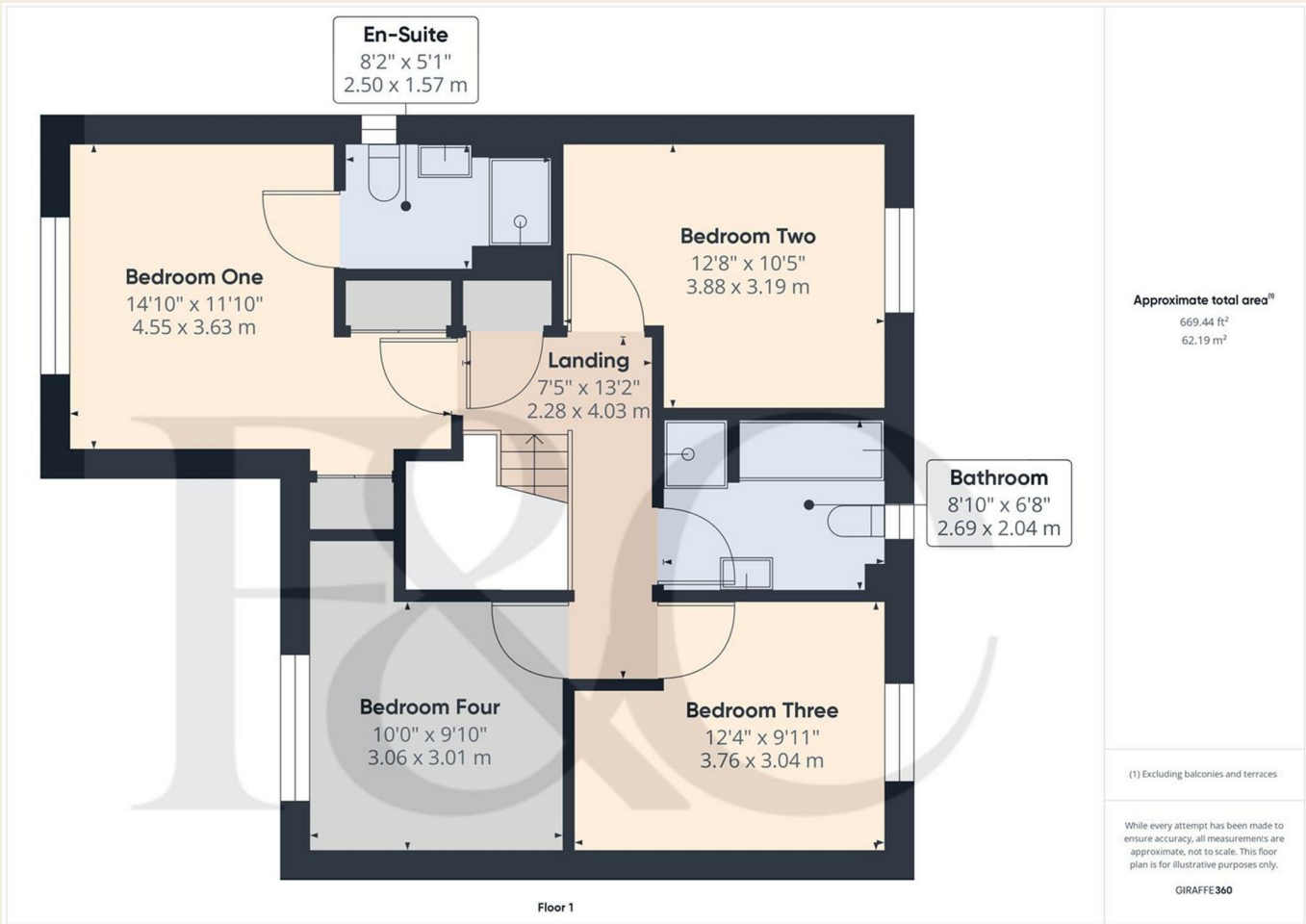
Approximate total area⁽¹⁾
781.67 ft²
72.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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