



Bower Drive  
Crich Matlock





### Property Description

Hall & Benson are pleased to offer For Sale this detached family residence in a popular village location. The stone-built property has spacious accommodation comprising of Entrance Hall and ground floor Cloakroom. Kitchen with integrated appliances and separate Utility room. Lounge, Study and Sun Room with bi-fold doors overlooking the rear garden. To the first floor are 4 Bedrooms, 3 double and 1 single, 2 of which have en-suite Shower rooms. Further family bathroom. Externally are gardens to the front, side and rear, the front having double driveway in turn leading to the double garage. The property has double glazed windows and a gas heating system.

### Entrance Porch

Approached via a upvc double glazed entrance door from the side. Access to the Entrance Hall.

### Reception Hall

5' 9" x 11' 3" ( 1.75m x 3.43m )  
Having stairs off to first floor accommodation, radiator and an under stair cupboard provides storage space.

### Cloakroom

Two piece suite comprising of low flush wc and wash hand basin. Window to the front, half tile splash backs and radiator.

### Kitchen

13' 8" x 8' 7" ( 4.17m x 2.62m )  
Fitted with a range of wall units having under unit lighting, and base units having complementary work surfaces over incorporating a Belfast style sink. Integrated dishwasher, space for fridge freezer and a cooking range. Complementary tile splash backs and floor, extractor hood, radiator and recess spotlighting. Open plan to the Sun Room.

### Utility Room

10' 4" x 5' 2" ( 3.15m x 1.57m )  
Single drainer stainless steel sink unit, plumbing for the washing machine, radiator and entrance door to the side.

### Dining Room

14' 5" x 8' 8" ( 4.39m x 2.64m )  
Entrance door to the Reception Hall, laminate floor and open plan to the Sun Room.

### Sun Room

7' 9" x 18' 7" ( 2.36m x 5.66m )  
Being a particular feature of this home and offering versatile accommodation, the Sunroom has bi-fold doors opening to the rear garden, windows overlook the side elevation and velux windows provide natural lighting into the room. .Laminate floor and radiator.

### Lounge

13' 7" x 14' ( 4.14m x 4.27m )  
The focal point of this room is a feature cast iron log burner with stone surround set on a raised tiled hearth. Double glazed french style doors overlook the rear elevation and provide natural lighting into the room. Ceiling coving and radiator.

### Study

6' 7" x 10' 8" ( 2.01m x 3.25m )  
Window to the front elevation, radiator and ceiling coving.

### First Floor

### Landing

5' 9" extending to 9' 8" x 14' 7" ( 1.75m extending to 2.95m x 4.45m )  
Two upvc double glazed windows overlook the front elevation, radiator, ceiling coving and access to the available roof space which has ladder and lighting.



### Bedroom One

14' x 10' 9" ( 4.27m x 3.28m )

Double glazed window to the rear, radiator and ceiling coving.

### En-Suite

Three piece suite comprising of shower cubicle, pedestal wash hand basin and wc. Window to the side elevation, radiator and extractor fan.

### Bedroom Two

11' 4" x 10' 8" ( 3.45m x 3.25m )

The second measurement has been taken to the front of the fitted wardrobes which provide shelving and hanging space. Ceiling coving, radiator and window to the rear.

### En-Suite

Three piece suite comprising of shower cubicle, pedestal wash hand basin and wc. Tiled splashbacks, extractor fan and radiator.

### Bedroom Three

14' 6" x 7' 9" ( 4.42m x 2.36m )

Window to the rear, radiator and coving.

### Bedroom Four

6' 6" x 9' 6" ( 1.98m x 2.90m )

Window to the front, radiator and laminate floor. A double wardrobe provides shelving and hanging space.

### Bathroom

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush wc. Tile walls, radiator and cylinder cupboard with airing space. Radiator and double glazed window.

### Outside

The front of the property has an area of lawn, a paved driveway provides vehicle standing space and in turn leads to the Detached double garage which has twin up and over doors, power and lighting. There is an EV car charging point, Behind the garage to the rear is additional storage space. The rear

garden, also being a particular feature of this home is mainly laid to lawn, patio area and outside lighting.





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**EPC Rating: C**

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Tenure: Freehold



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