



**Sally Botham**  
ESTATES



**33 RIDGEWOOD DRIVE**  
Cromford, DE4 3RJ  
£350,000

Situated on a quiet cul-de-sac of similar high-quality properties, enjoying a slightly elevated position with delightful far-reaching views, this spacious bungalow property offers: three bedrooms; wet-room shower; separate WC; living-dining room; and fitted kitchen. There are low-maintenance gardens to the front of the property, with landscaped gardens to the rear. There is a conservatory overlooking the valley with delightful views. The property has the benefit of a ramped access path, driveway parking and a detached garage.

Cromford is a small village with a lot of historical interest, being the site of the first successful water-powered cotton mill in the country. The village grew up around the mill, the majority of the houses being built by the mill owner Richard Arkwright (founder of the English Sewing Cotton Company). Today the village is part of the Valley Mills World Heritage Site and offers good local amenities with easy access to the nearby towns of Wirksworth (1.8 miles), Matlock (2.6 miles), and Belper (7.8 miles), and is within commuting distance of Derby and Nottingham and has easy access to the M1 Motorway via the A38 trunk road. There is a branch line train station with a regular service to Derby and Nottingham.

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Entering the property via a half-glazed panelled entrance door with double-glazed sidelight windows. The door opens to:

### **RECEPTION HALLWAY**

Having a central heating radiator with thermostatic valve, BT Open Reach point, and access hatch opening to boarded loft space with a retractable ladder. Flush sapele doors open to:

### **LIVING-DINING ROOM**

An L-shaped room with dual aspect UPVC double-glazed windows, the rear picture window enjoying views over the garden and the canal to Cromford Meadows. The room has a feature fireplace with a stone surround and marble insert and hearth, housing a living-flame gas fire. There are wall and centre-light points, central heating radiator with thermostatic valve, and a television aerial point with satellite facility. The dining area of the room has a double-glazed window overlooking the front of the property. A door opening leads to:



### **KITCHEN**

With side-aspect double-glazed window, and a range of units, with cupboards and drawers set beneath a timber-effect worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, and beneath the worksurface, there is space and connection for an automatic washing machine and fridge. Sited within the kitchen is a Zanussi freestanding cooker with a four-ring ceramic hob, double oven and grill, over which is an extractor canopy which is vented to the outside. Concealed within the cupboard is a newly-fitted Ideal gas-fired boiler, which provides hot water and central heating to the property. The room has a ladder style towel radiator. A door opening leads to:



### **REAR LOBBY**

With a curtain-fronted storage space, and a storeroom with a fitted shelf. A half-glazed door opens to:

### **CONSERVATORY PORCH**

Having a glazed roof, a half-glazed entrance door opening onto the front of the property, and a further half-glazed door leading to the rear.

From the hallway, further doors open to:

### **BEDROOM ONE**

With rear-aspect UPVC double-glazed windows overlooking the gardens, and with views over Cromford Meadows to the surrounding open countryside, taking in High Tor and the Heights of Abraham. The room has a range of built-in furniture providing hanging space and storage shelving, and there is a further deep storage cupboard. The room has a central heating radiator with thermostatic valve.



### **BEDROOM TWO**

With a front-aspect double-glazed picture window overlooking the gardens to the front of the property. The room has a central heating radiator and television aerial point. Doors open to a deep storage cupboard with a hanging rail and a shelf.

### **BEDROOM THREE / FAMILY ROOM**

Having a glazed door opening to the conservatory. The room has a central heating radiator with thermostatic valve.



## CONSERVATORY

Constructed in UPVC with double-glazed panels and a polycarbonate roof, enjoying superb views over the gardens and the open countryside beyond. A half-glazed entrance door opens to a balcony terrace which runs across the rear of the property.

From the hallway, the door opens to:

## WET ROOM SHOWER

With a front-aspect double-glazed window with obscured glass, and mermaid-style boarding to the walls. The room has: mixer shower with monsoon rain head; pedestal wash hand basin; ladder-style towel radiator. The room is illuminated by downlight spotlights and there is an extractor fan.

## WC

Having a side-aspect window with obscured glass, low-level WC, and connection for a wash hand basin if required. The room has a wall-mounted electric panel heater.

## OUTSIDE

The property is approached via a driveway providing access to the garage. From the driveway, a ramped pathway leads through the front garden to the entrance door. The front garden is designed to be easily managed, with gravelled seating areas and borders well-stocked with a good variety of flowering plants and ornamental shrubs designed to give colour and interest throughout the year. To the side of the property, a ramped pathway gives access to the rear garden. Immediately to the rear of the property is a flagged terrace with a garden store set beneath the conservatory. Beyond the terrace is a good-sized area of garden with lawns and sculpted borders stocked with flowering plants and ornamental shrubs and trees. A rill with a natural water source feeds an ornamental pond, beyond which is an area of bog garden. The property has outside lighting and an outside water supply.

## GARAGE

A detached brick-built garage with an up-and-over vehicular access door, power, and lighting.

## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) 'D'

## DIRECTIONS

From Matlock take the A6 though Matlock Bath to Cromford, continue straight on at the traffic lights taking the first right turn into Intake Lane the first left into Ridge wood Drive where the property can be found on the left hand side close to the end of the cul-de-sac.



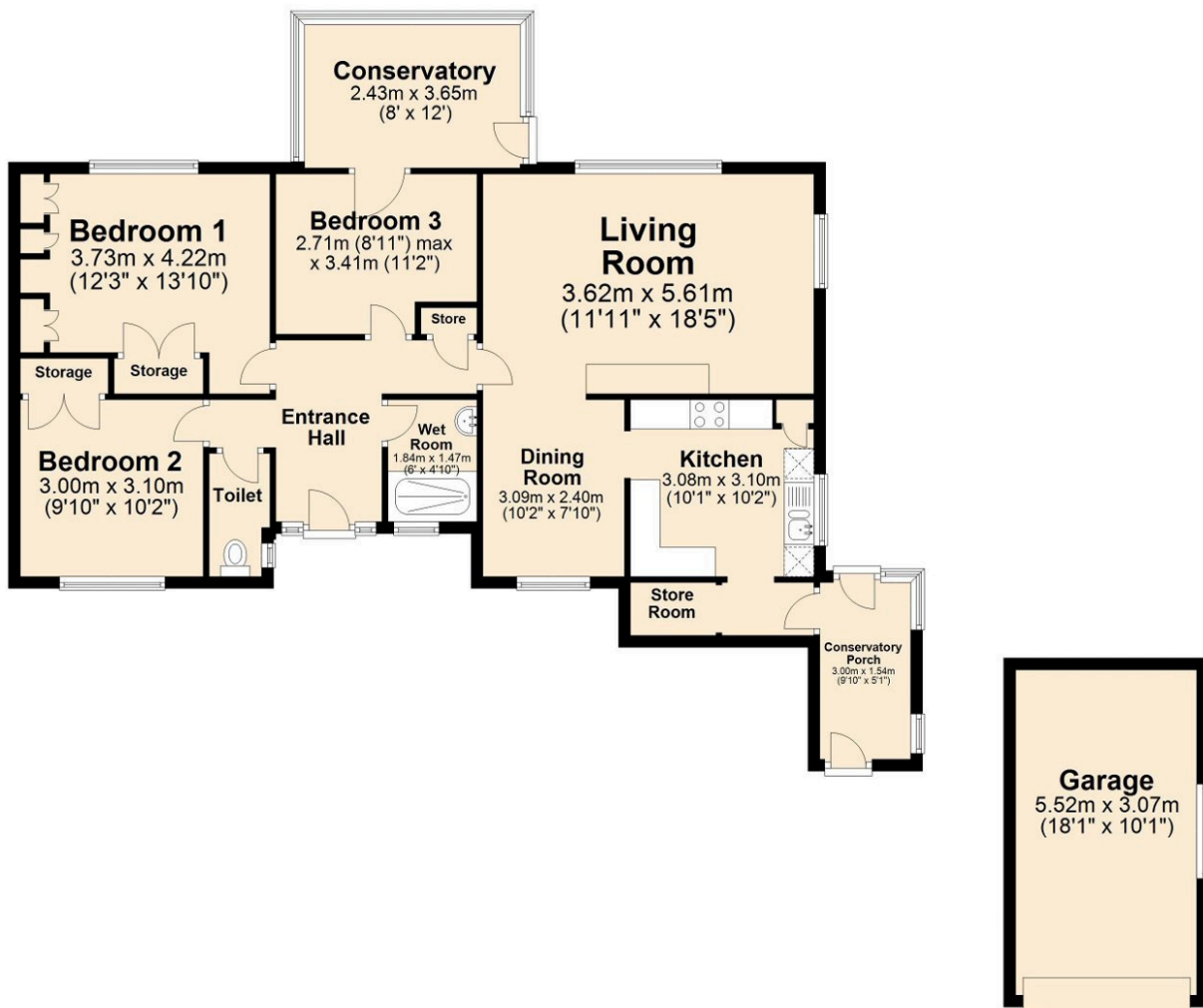
| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 66                         | 80        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





**Ground Floor**

Approx. 121.7 sq. metres (1309.4 sq. feet)



**DISCLAIMER**

Total area: approx. 121.7 sq. metres (1309.4 sq. feet)

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.