



Sally Botham
ESTATES

Intake Lane, Cromford, Matlock, DE4 3RH

£325,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A well presented detached bungalow on the outskirts of an historic village. Set in generous gardens, with 2 bedrooms, spacious dining lounge, breakfast kitchen, family bathroom with separate WC. Newly decorated throughout. Convenient for Matlock, Wirksworth and Belper.

RINGWOOD, Intake Lane, Cromford

A well-presented detached stone-fronted bungalow, ideally located within easy reach of excellent local amenities. Standing in good-sized gardens with delightful views, the accommodation offers: two bedrooms, family bathroom with separate WC, spacious dining lounge, and good-sized breakfast kitchen. There is ample driveway parking.

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 (now credited as a father of the modern industry). Today the village is part of the Derwent 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). The village 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.

Entering the property via a half-glazed UPVC entrance door with leaded sidelight windows, the door opens to:

RECEPTION HALLWAY

An L-shaped hallway with space for side furniture. There are wall lamp points and a central heating radiator with thermostatic valve. A pair of doors open to an airing cupboard with slatted linen storage shelving, and housing the hot water cylinder, which is fitted with an immersion heater. From the hallway, original panelled doors open to:

DINING LOUNGE

A delightfully spacious room with dual-aspect UPVC double-glazed and leaded windows, the sitting area having a semi-circular bay overlooking the front gardens and driveway. There is a feature fireplace with a polished marble surround and raised hearth housing a living-flame gas fire. The room is illuminated by a wall and centre light points, and there are two central heating radiators with thermostatic valves. An original panel door leads to:





BREAKFAST KITCHEN

With rear-aspect UPVC double-glazed and leaded picture windows overlooking the gardens and surrounding properties, to the wooded hills of the Derwent Valley. The kitchen is fitted with a good range of shaker-style units, with cupboards and drawers set beneath a worksurface with tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting and open-display shelves. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, and a four-burner gas hob, over which is an extractor canopy vented to the outside. Fitted within the kitchen is Stoves Newhome eye-level fan-assisted oven, and Neff microwave. There is an integral, twelve-place-setting dishwasher, and fridge. The room has a central heating radiator with thermostatic valve, ample space for a dining table, a door leading back to the reception hallway, and a further half-glazed door opening to:

REAR ENTRANCE LOBBY

Having a panelled door opening onto the side of the property, quarry tiles to the floor, and a batten door with thumb latch opening to:

UTILITY ROOM

Having space and connection for an automatic washing machine, coat hanging space, and housing the Worcester gas-fired boiler, which provides hot water and central heating to the property.

From the hallway, further doors open to:

BEDROOM ONE

Having dual-aspect UPVC double-glazed and leaded windows, the side window with pleasant views over the wooded hillside that surrounds the area. The room has a good range of built-in wardrobes providing hanging space and storage shelving, along with over-bed storage cupboards, bedside cabinets, and open-display shelves. There is a central heating radiator with thermostatic valve.

BEDROOM TWO

Having dual-aspect double-glazed windows with views over the garden and the surrounding properties to the wooded hills beyond. The room has a central heating radiator.

FAMILY BATHROOM

A fully tiled room with a rear-aspect window with obscured glass. Suite with: panelled bath with electric shower over, and glass shower screen; heritage pedestal wash hand basin. The room has a central heating radiator and an extractor fan.

WC

Having a rear-aspect window with obscured glass and close-coupled WC.



OUTSIDE

The property is approached via a sweeping driveway providing off-road parking. Lying to the front of the property is a good-sized area of garden, with lawns and borders stocked with flowering plants and ornamental shrubs. From the driveway, a pathway leads to the entrance door. Pathways run down either side of the property to an enclosed rear garden with a flagged terrace immediately to the rear of the property. Beyond the terrace is a good-sized area of lawn with borders stocked with flowering plants and ornamental trees. To the centre of the lawn are three substantial mature apple trees, one of which supports a mistletoe plant. The property has outside lighting and an outside water supply.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

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

DIRECTIONS

Approaching Cromford along the A6 from Matlock Bath, after passing through the traffic lights take the first right turn into Intake Lane where the property can be found on the left hand side.

ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

Disclaimer

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Ringwood, DE4

DETAILS

Total area: 835.77 sq ft



0' 2' 4' 6' 1:61

▼ Ground Floor TOTAL AREA: 835.77 sq ft

