



GRANT'S  
OF DERBYSHIRE

30 Castle View Drive, Cromford DE4 3RL  
Offers Around £299,995

Nestled at the end of a peaceful residential cul-de-sac on the outskirts of the historic village of Cromford is this detached bungalow. Occupying an elevated position, the far reaching views are simply stunning! The accommodation itself briefly comprises entrance hallway, spacious sitting room, dining room, kitchen, bathroom and two double bedrooms. One of the highlights of this delightful bungalow is the impressive rear garden, complete with a substantial summer house where you can unwind whatever the weather, a lovely patio area for al fresco dining, and a decked area with hot tub. The property benefits from uPVC double glazing throughout and gas central heating, with the boiler having been installed less than two years ago. There is an integral garage beneath the property with a driveway providing off road parking for one vehicle. Viewing Highly Recommended. No Upward Chain.



## Accommodation

Between the driveway and the delightful foregarden are steps leading up to a pathway and access to a door into the kitchen and the main entrance door to the front of the bungalow opening into the

### Entrance Hallway 20'8" x 9'2" max (6.32m x 2.81m max)

With beautiful parquet flooring and doors leading off to all rooms. The hallway widens to an area where there is a useful full height built-in storage cupboard. There is also access to the part boarded attic space via a large hatch with wooden ladder.

### Sitting Room 13'6" x 12'4" (4.12m x 3.76m)

A light and spacious room with the large bay window to the front allowing superb panoramic views. The pebble effect electric fire, set in a black granite and stainless steel fireplace with painted wooden surround, provides a cosy focal point. The room is lit by wall lights as well as the central ceiling light and to the rear are part glazed bi-fold doors opening to the

### Dining Room 8'3" x 6'11" (2.52m x 2.11m)

A pleasant room which lends itself to a variety of uses. This was originally a third bedroom, and since it has its own door through to the hall, and a window to the side, it would be easy to convert back if required or it would work equally well as a study.

### Kitchen 14'1" x 8'8" (4.30m x 2.66m)

Another part glazed door leads from the hall into the kitchen which is fitted with a good range of wall and base units and wood effect work surfaces. The stainless steel sink with swan neck mixer tap is ideally located beneath the window to the front enjoying the fabulous and far reaching

countryside views. There is an additional window to the side aspect. The impressive range cooker, with five burner gas hob and two electric ovens, is included in the sale, and is complemented by the wide extractor hood and stainless splashback. There is also an integrated Neff microwave and spaces and connections are available for a washing machine, tumble dryer and a freestanding fridge freezer. The combi boiler, installed in October 2022, is tucked inside one of the wall units. An obscure glazed external door gives access to the side path.

### Bedroom One 13'0" x 9'7" (3.97m x 2.94m)

This is a good sized double bedroom with the window to the rear looking out onto the garden.

### Bedroom Two 12'4" x 9'8" (3.78m x 2.95m)

Another good sized double bedroom, also to the rear of the home.

### Bathroom 7'3" x 6'9" (2.23m x 2.08m)

With wood effect flooring, this part tiled bathroom is fitted with a three piece suite comprising dual flush WC, wash hand basin set within a vanity unit and a panelled bath with Mira electric shower over. There is an obscured glass windows to the side elevation and the room also benefits from a chrome effect ladder style heated towel radiator.

## Outside

### Rear Garden

Accessed from the pathway that runs along the side of the property are steps rising up to terraced gardens, all with fantastic views. The gardens are fully enclosed, with fencing to both sides and a mature hedge along the top boundary, and there is the benefit of outside lighting. At the very top of the garden is an excellent space with a patio area perfect for outside dining, a substantial summer house as well as a covered decked area.

### Summer House 14 x 8 (4.27m x 2.44m )

A great addition to the home and, having a wood burning stove, it really is the perfect spot in which to enjoy the superb views whatever the weather. Having power and light, it could also work as a home office.

### Decked Area 12 x 8 (3.66m x 2.44m)

The decked area adjacent to the summer house is partially covered and in situ currently is a hot tub.

### Shed 8 x 6 (2.44m x 1.83m )

The timber shed is located to the left hand side of the summer house and has double doors as well as two windows to the front.

### Garage 16'1" x 8'7" (4.92m x 2.64m)

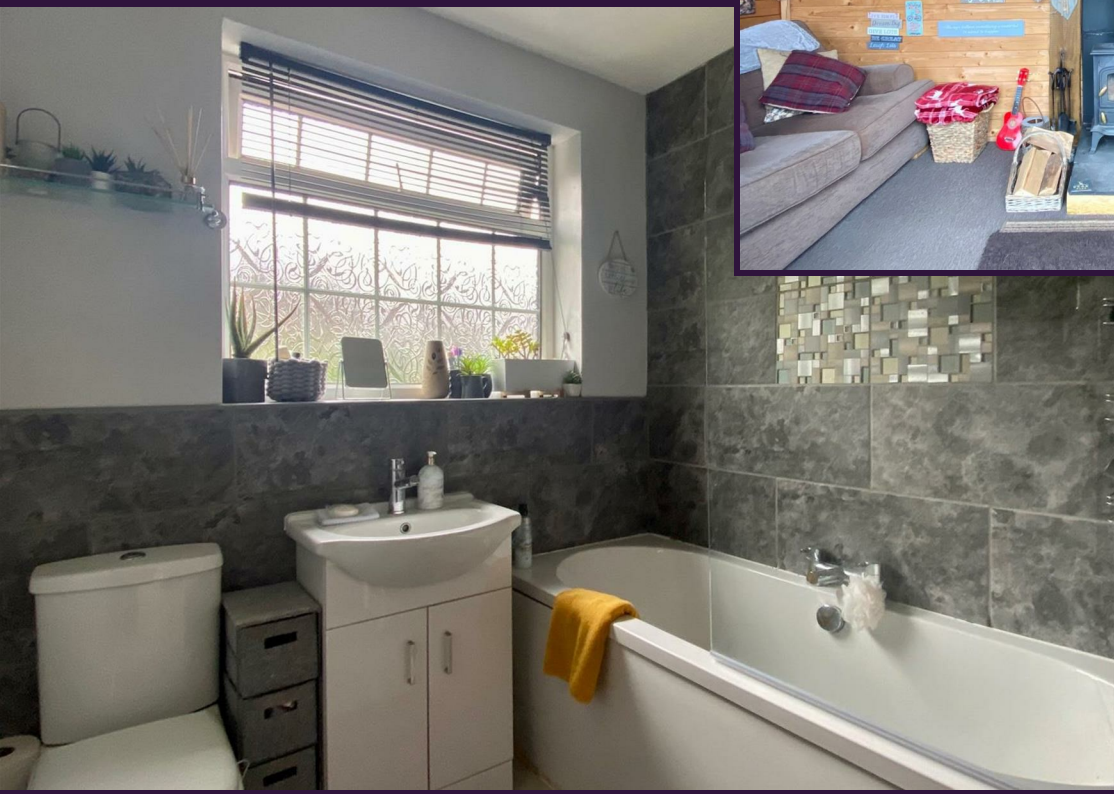
Set beneath the home is a single garage accessed via an up and over door to the front. It has the benefit of both power and light and there is shelving fitted to the rear wall. To the front of the garage is a driveway providing parking for one vehicle and there is plenty of on street parking available on the cul de sac.

## Council Tax Information

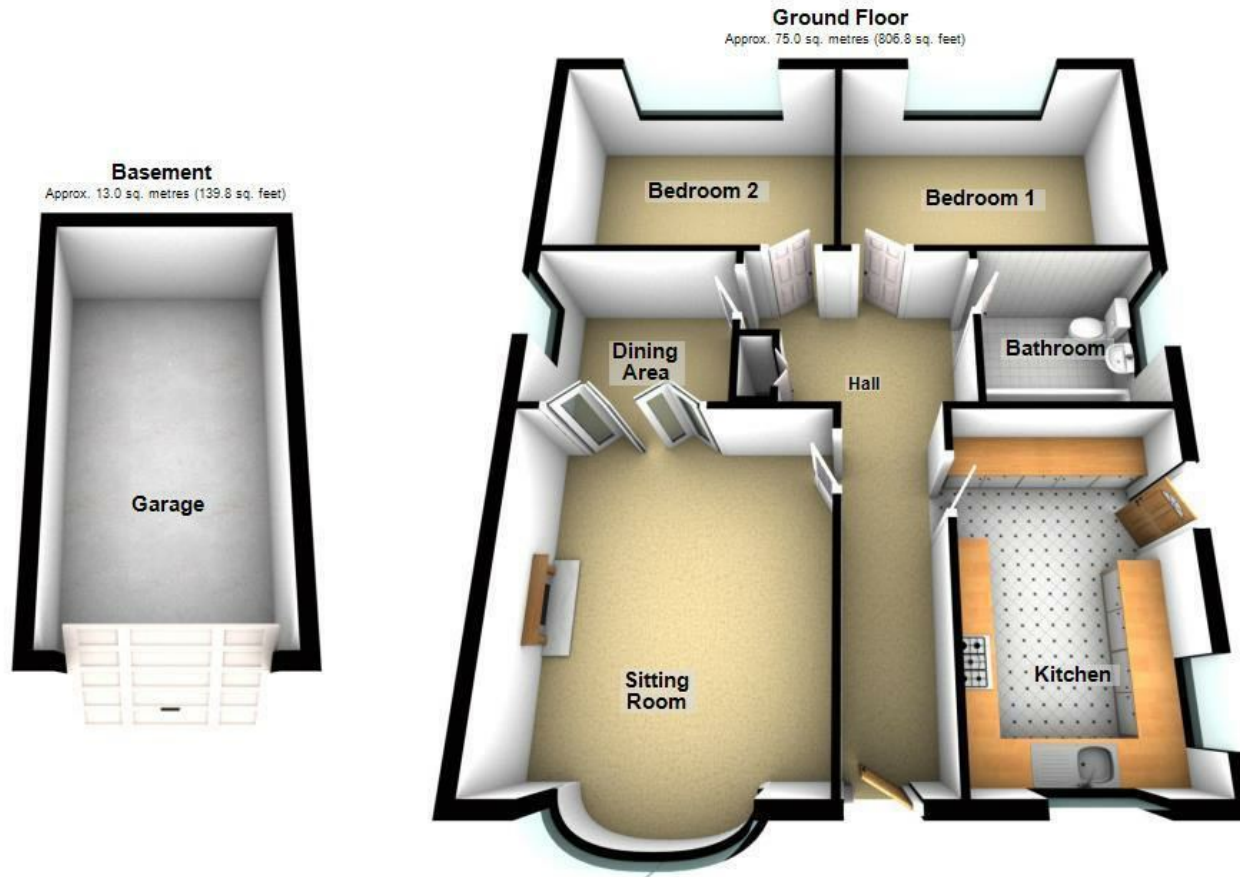
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1950 per annum.

## Directional Notes

From the traffic lights in the centre of Cromford, take the A6 south towards Derby for a short distance, then take the first right onto Intake Lane. Fork left to stay on Intake Lane, then Castle View is the second left. The property is on the right near the far end of the cul de sac; there is plenty of on street parking nearby. The postcode is DE4 3RL.







Total area: approx. 87.9 sq. metres (946.6 sq. feet)  
This plan is only offered as a guide to the layout. Please Do Not Scale  
 Plan produced using PlanUp.

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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		62	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-91) <b>A</b>			
(62-81) <b>B</b>			
(45-61) <b>C</b>			
(27-44) <b>D</b>			
(10-26) <b>E</b>			
(1-9) <b>F</b>			
(0) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	