



GRANT'S
OF DERBYSHIRE

Ridgeway Lodge Chapel Lane, Holloway DE4 5AU
Offers Around £450,000

Situated in a peaceful location close to the centre of the sought after and picturesque village of Holloway is this charming two bedroomed detached bungalow. The accommodation itself briefly comprises an entrance hallway, spacious sitting room, fitted kitchen, dining room, two double bedrooms and a bathroom. In a slightly elevated position it enjoys pleasant and far reaching views over open countryside and there are delightful gardens to both the front and rear. A large driveway to the front provides ample off road parking and leads to the double garage. Subject to the necessary permissions there is the potential for further development. The home benefits from gas central heating and uPVC double glazing. No Upward Chain. Viewing Highly Recommended.



Location

Holloway is a pretty and popular village within the Amber Valley, a short distance from The Peak District National Park and there are fantastic scenic walks from the doorstep. The local pub is the Jug & Glass in the neighbouring village of Lea. Also just over the hill is Lea Gardens, a beautiful Rhododendron gardens with an excellent cafe. Dethick, Lea & Holloway are a thriving community, organising many events throughout the year and the local primary school is highly rated. There is an excellent butchers shop within the village and nearby Crich offers more general shopping, a bakery, cafe and pubs. There is easy road access from Holloway to other towns in the area such as Wirksworth, Matlock and Belper, with Derby a little further afield and there are railway stations at Whatstandwell and Cromford with links to main line services at Derby.

Accommodation

From the driveway off Chapel Lane is a pathway leading to an entrance door beneath a storm porch and this opens into the

Kitchen 14'9" x 10'0" (4.50m x 3.07m)

This spacious kitchen is fitted with a good range of wall and base units with roll top work surfaces, inset one and a half bowl sink with mixer tap and tiled splashbacks. Integrated appliances include the fridge, freezer and the electric oven with four ring gas hob and extractor over. There is space and plumbing available for a washing machine. Plenty of natural light floods through the dual aspect windows and the room is also lit by inset spotlights. A door opens to a built-in cupboard providing useful storage.

A further door opens to the entrance hallway and through part glazed double sliding doors is the

Dining Room 10'0" x 9'8" (3.06m x 2.95m)

With wood effect flooring and a window looking

out onto the garden and driveway, there is ample space for a good sized table and chairs.

Entrance Hallway

With a glazed uPVC entrance door with full height adjacent window to the front of the home. This L-shaped hallway has doors opening to the sitting room, kitchen, two bedrooms and the bathroom. There is also access to the attic space.

Sitting Room 18'4" x 12'5" (5.59m x 3.79m)

A light, airy and spacious sitting room which incorporates a feature fireplace housing the gas fire. There is a window to the side and a large window to the front aspect enjoying a particularly pleasant outlook over the foregarden and the neighbouring rooftops to the countryside beyond. The room is lit by wall lights as well as the central ceiling light.

Bedroom One 11'10" x 9'5" (3.63m x 2.89m)

This is a good sized double bedroom situated at the front of the bungalow with pleasant far reaching views. It has the benefit of several built-in wardrobes providing ample storage and hanging space, fronted with sliding doors.

Bedroom Two 13'5" x 10'4" (4.09m x 3.15m)

A second spacious double bedroom also with fitted furniture. The large window looks out onto the garden alongside the driveway.

Bathroom 7'1" x 5'10" (2.18m x 1.79m)

This fully tiled wet room, with thermostatically controlled underfloor heating, is fitted with a three piece suite comprising dual flush WC, wall hung wash hand basin with mixer tap and a large walk-in thermostatic shower. The room is lit by inset spotlights and there is an obscured glass window to the side aspect. Beneath the window is a

ladder style towel radiator. Within the room is a storage cupboard accessed via a sliding door and this also houses the boiler which services the central heating system.

Outside

Off Chapel Lane is a large driveway which leads to the garage. Adjacent to the driveway is a garden with lawn and planted with a variety of shrubs and trees. Alongside this is a wide paved pathway passing the rear entrance door and wrapping around the side to the front of the home. There is a good amount of lawned garden to the side of the property but the front garden is particularly pleasant. It includes a good sized ornamental pond, a summer house but is mainly laid to lawn but having many well established trees and plants.

Garage 19'3" x 17'5" (max) (5.87m x 5.33m (max))

Accessed from the driveway via the remote controlled up and over door. This double garage has both power and light, a window to the front aspect and there is the opportunity for storage in the roof space.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band E which is currently £2679 per annum.

Directional Notes

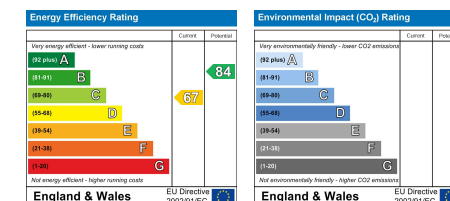
From our office in Wirksworth Market Place we would advise driving in the direction of Cromford and at the traffic lights at the bottom of the hill turn right onto the A6 and then immediately left, passing Arkwright's Mill on the left hand side and then over the bridge leading onto Lea Rd. Continue along this road for 2.5 miles and eventually you will enter the village of Holloway. At the brow of the hill, turn left into The Hollow and immediately left again into Chapel Lane. Ridgeway Croft can be found after a short distance on the left hand side.







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.



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