

# Property details approval form

150 The Hill, Cromford, Matlock, Derbyshire, England, DE4 3QU

Date: 12 December 2024

Property Ref and Version: BEL206224 - 0001

## Selling your home with us!



### O Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price	5. Room Description
2. Key Features	6. Directions
3. Short Description	7. Property Images
4. Long Description	8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## O Price

£240,000

Tenure: Freehold

## O Key Features

- > Energy Rating: Exempt
- > Sought after village location
- > Stunning countryside views
- > Three bedrooms
- > Two reception rooms
- > Kitchen
- > Ground floor cloakroom

## O Short Description

Stone cottage | Sought after village location | Three bedrooms | Two reception rooms | Kitchen | Ground floor W.C | Bathroom | Countryside views | Cottage garden | Viewings strongly recommended.

## O Long Description

Situated in the much sought after village of Cromford is this well-proportioned three bedroom cottage benefiting from stunning countryside views, an idyllic rear garden and a small low maintenance frontage. In brief the accommodation comprises; lounge, dining room, kitchen, study/bedroom three, ground floor W.C and two bedrooms and a bathroom to the first floor. Viewings are strongly recommended for this home to be truly appreciated.

## O Directions

## O Agent Note

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## O Room Description

### Dining Room

11' 5" x 13' ( 3.48m x 3.96m )

The property is entered via door to the front elevation into the dining room where there is an understairs storage cupboard, window to the front and rear elevations, door opening to the lounge, electric fire, access to the kitchen and a radiator.

### Lounge

13' 4" Plus recess x 12' 5" ( 4.06m Plus recess x 3.78m )

Having window to the front and rear elevation, multi-fuel burner with exposed stone chimney and door leading to bedroom 3/ study.

### Bedroom Three/ Study

12' 5" x 10' 6" ( 3.78m x 3.20m )

Having a window to the front and rear elevations, a radiator and wall mounted boiler.

### Kitchen

Irregular Shaped Room 10' 2" Plus recess x 10' 6" ( 3.10m Plus recess x 3.20m )

Having a wall and base units with work surfaces over, inset sink and drainer unit with mixer tap over, multi-fuel burner, plumbing for washing machine, plumbing for dishwasher, gas cooker point, space for fridge freezer, a radiator, wooden door to the side elevation, sky light, UPVC double glazed window to the side and tiled splashbacks.

### Rear Porch

Having wooden door to the side and wooden door opening to the W.C.

### W.C

Fitted with a low level W.C and obscured window to the side elevation.

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### First Floor Landing

Having two windows to the front, a radiator, wooden latch doors off, storage cupboard and loft hatch.

### Bedroom One

13' 7" Plus recess x 9' 5" ( 4.14m Plus recess x 2.87m )

Having window to the rear elevation, loft access, exposed beams and a radiator.

### Bedroom Two

11' 1" Plus recess x 13' 1" Max ( 3.38m Plus recess x 3.99m Max )

Having window to the side and front elevation, airing cupboard housing the water tank, loft access and a radiator.

### Bathroom

Having a low level W.C, shower cubicle, bath with mixer tap over, heated towel rail, vanity wash hand basin and obscured window to the rear elevation.

### Outside

To the front of the property is a dry stone boundary wall with gated access leading to a low maintenance frontage.

To the rear is a cottage garden with dry stone boundary walls, a lawn area, far reaching countryside views, pebbled seating area, a shed, greenhouse, coal bunker, log store and gated side access.

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## ○ Property Images



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## O Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## O Approval

### Signature

### Date

Gemma Walters		
Ms E.J. Newman		