**Addison Square**
*Cromford Matlock DE4 3QT*

**Property Description**
Burrough Edwards are delighted to offer to the market this WONDERFUL SEMI-DETACHED HOME which is situated on Addison Square in a CUL-DE-SAC-LOCATION, occupying a GOOD-SIZED PLOT in the HIGHLY DESIRABLE LOCATION of Cromford. The property is double glazed, central heated and in brief comprises of: Entrance Hall, DOWN-STAIRS W.C/SHOWER ROOM, dining area, LOUNGE, kitchen and UTILITY AREA whilst to the first floor are THREE BEDROOMS and a FAMILY BATHROOM.Externally the property sits on a GOOD-SIZED PLOT with a delightful garden which is laid to lawn, has a good-sized patio /seating area PERFECT FOR ALFRESCO DINING, a garden shed and is complemented with mature planting and shrubs. The garden is enclosed with hedge boundaries. To the rear of the property is the drive accessed via a gated entrance providing AMPLE PARKING as well as access to an INTEGRAL GARAGE with workshop area! A viewing of this lovely home is highly recommended in order to fully appreciate the accommodation on offer!

**Dining Area**
11' 10" x 8' 5" max ( 3.61m x 2.67m max )
Having front elevation double glazed bay window, radiator, fitted carpet and storage cupboards.

**Kitchen**
12' 1" recess x 9' 10" narrows ( 3.86m recess x 3.00m narrows )
Fitted with a range of wall and base units with work surfaces over, under unit lighting, stainless steel sink and drainer, tiled splashbacks, integrated electric oven, integrated gas hob with extractor fan over, gas central heating radiator, rear elevation double glazed window and door to:

**Utility Area**
9' 7" x 5' 6" recess ( 2.92m x 1.68m recess )
Having front elevation double glazed door, plumbing for washing machine, space for fridge/freezer and dryer, tiled flooring, houses the electric meter, door leading to the garage and door leading to shower Room

**Downstairs Shower Room**
Having a wash hand basin built into vanity unit, a W.C and a shower cubicle. Benefiting from part tiled walls, splash back tiling and chrome heated towel rail. It also offers a handy storage cupboard and spotlighting to the ceiling.

**Entrance Hall**
Having front elevation double glazed door, stairs to the first floor, understairs storage cupboard, radiator, telephone point and fitted carpet.

**Living Room/dining Room**

**Living Room Area**
12' 11" x 11' 10" recess ( 3.64m x 3.61m recess )
Having rear elevation double glazed window, electric fireplace, ceiling light, storage cupboard, radiator, fitted carpet and TV point

**Bedroom**
12' 1" x 9' 8" to wardrobe ( 3.68m x 2.95m to wardrobe )
Having rear elevation double glazed window, built-in wardrobes radiator, built-in drawers, telephone point and fitted carpet.
**Bedroom**

10’ 8” plus recess x 9’ 5” max ( 3.25m plus recess x 2.87m max )
Having front elevation double glazed window, radiator, fitted carpet and built-in storage.

**Bedroom**

9’ 11” x 6’ 6” ( 3.02m x 1.98m )
Having rear elevation double glazed window, radiator and fitted carpet.

**Bathroom**

Fitted with wash hand basin, bath with shower over and WC. Tiled splashbacks, fitted carpet, two radiators and side elevation double obscure glazed window.

**Outside**

Externally the property sits on a GOOD-SIZED PLOT with a delightful garden which is laid to lawn, has a good-sized patio/seating area PERFECT FOR ALFRESCO DINING, a garden shed and is complemented with mature planting and shrubs. The garden is enclosed with hedge boundaries. To the rear of the property is the drive accessed via a gated entrance providing AMPLE PARKING as well as access to an INTEGRAL GARAGE with workshop area!

**Garage**

Having up and over door, power, light, stainless steel sink and drainer, hot and cold water, work bench area, houses the gas meter and front elevation single glazed window.