



10 The Hill, Cromford, Matlock, DE4 3QL
£700 pcm



- Centre of popular village.
- One bedroom with built in wardrobe.
- En-suite shower room.
- Open plan living dining kitchen.

- Breakfast bar.
- Newly refurbished,
- Decorated and carpeted.
- Off road parking.

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10 The Hill, Cromford, Matlock, DE4 3QL

10 THE HILL, Cromford Situated at the centre of the popular and historic village of Cromford, this recently-refurbished property offers: one double bedroom; en-suite shower room; and open-plan living dining kitchen. There is off-road parking, and an enclosed rear patio garden.

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 batten entrance door, which opens to:

LIVING DINING KITCHEN An open-plan space, having a front-aspect UPVC double-glazed window, and light wood-effect laminate flooring. The kitchen area of the room is fitted with a range of units with a timber-effect worksurface, with an inset stainless sink and a two-ring ceramic hob, over which is an extractor canopy. Beneath the hob is the fan-assisted electric oven. There is an integral fridge with freezer compartment and an automatic washing machine. A peninsula breakfast bar – with storage cupboard beneath – creates a room divide. There are wall-mounted storage cupboards, and a fitted wine rack.

The sitting area of the room has an electric panel heater, downlight spotlights, built-in storage cupboards, and a television aerial point.

From the living dining kitchen, a staircase rising to:

BEDROOM With front-aspect UPVC double-glazed windows overlooking the village. There are fitted wardrobes and open-display shelves. The room has downlight spotlights. A door opens to:

EN SUITE SHOWER ROOM Being clad with mirror-fleck wall-boarding, and having a suite with: shower cubicle with electric shower; contemporary wash-hand basin with pillar tap, having a storage cupboard beneath, and illuminated mirror over; and dual-flush concealed-cistern WC. There is a cabinet with a light and integrated power (shaver/toothbrush charging socket).

There is an electric chrome-finished ladder-style towel radiator.

OUTSIDE To the front of the property is a gravelled off-road parking space. To the rear of the property is a patio-style garden with a gravelled seating area, enclosed by fencing.

SERVICES AND GENERAL INFORMATION Mains electricity, water, and drainage are connected to the property.

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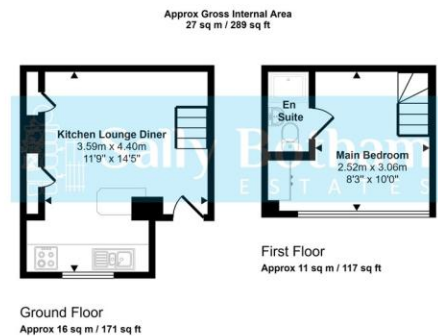
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COUNCIL TAX BAND A (Correct at time of publication)

DIRECTIONS Leaving Matlock along the A6 towards Derby: passing through Matlock Bath, at the traffic lights at Cromford, turn right into the village. Shortly after passing the right-hand turn into Water Lane, the property can be found on the right-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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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 360.

