



3 North Street, Cromford - DE4 3RG
£300,000



3 NORTH STREET

Cromford, Matlock

Grant's of Derbyshire are delighted to offer For Sale this Grade II* listed, stone built terrace property which is ideally located close to the centre of the historic village of Cromford. The accommodation is set over three floors and offers a Sitting Room, Kitchen & Conservatory to the ground floor, Double Bedroom, Single Bedroom & Bathroom to the first floor and a further Double Bedroom & En-suite WC to the second floor. The property benefits from secondary glazing and gas central heating throughout. To the rear of the property, there's a well-arranged courtyard, perfect for outdoor dining and entertaining, which is boarded by beautifully maintained planting beds with and an additional gravel seating area adjacent. Virtual Tour Available. Viewing Highly Recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three Bedroom Terraced House
- Arranged Over Three Floors
- Holiday Let Potential
- Sought-After Village Location
- Walkable Location to Cromford Primary School and Other Local Amenities
- Rear Courtyard, Perfect for Outdoor Dining
- Virtual Tour Available
- Viewing Highly Recommended





Ground Floor

The property is accessed via a door which opens directly into the sitting room.

Sitting Room

12' 2" x 13' 11" (3.72m x 4.23m)

This is a good-sized reception room featuring attractive herringbone wooden flooring and original wooden beams overhead. A large window to the front aspect allows plenty of natural light into the room, while a stone fireplace with a cast iron cooking range provides an attractive focal point. There is also a staircase leading to the first floor and a door to the opposite side of the room provides access to the kitchen.

Kitchen

10' 8" x 11' 9" (3.25m x 3.58m)

The door from the sitting room opens onto a few steps leading down into the newly fitted kitchen. Completed in 2025, the kitchen has been fitted with a bespoke range of matching wall, base and drawer units, complemented by a gas range and a composite one-and-a-half bowl sink with a brushed brass swan-neck mixer tap over. There is also space and plumbing for both a washing machine and tumble dryer. The sink is positioned beneath an internal window overlooking the conservatory, while an open doorway adjacent provides direct access into this additional space. The kitchen also offers ample room for a good-sized dining table and chairs and has tiled flooring throughout.

Conservatory

8' 1" x 12' 7" (2.46m x 3.83m)

An open doorway from the kitchen leads into the conservatory, which is currently arranged as a dining room but could alternatively be utilised as a sitting room. The room is part glazed, allowing plenty of natural light and benefits from a central heating radiator. Glazed French doors provide direct access onto the patio.

First Floor

The staircase from the sitting room leads to the first floor where there is a small landing and a door which opens into the second bedroom.



Bedroom Two

12' 5" x 11' 0" (3.78m x 3.36m)

This is a well-proportioned double bedroom with a window overlooking the front aspect, which benefits from secondary glazing. A door from the bedroom opens onto a small landing, where there is access to the bathroom and a staircase descending to the third bedroom.

Family Bathroom

7' 10" x 6' 3" (2.38m x 1.91m)

The bathroom has been fitted with a contemporary three-piece suite comprising a dual-flush WC, wall-hung wash basin with vanity cabinet beneath and mixer tap over, and a panelled bath with thermostatic shower over, complete with a waterfall shower head. There is a window which opens to the rear aspect.

Bedroom Three

7' 11" x 5' 8" (2.41m x 1.72m)

Currently utilised as a single bedroom, this versatile room could equally lend itself to use as a study or home office. It features a window overlooking the rear aspect and a folding door providing access from the landing. A further door opens into a useful storage cupboard positioned beneath the bathroom, providing excellent additional storage space. There is also a separate storage cupboard on the landing, which could be utilised as a wardrobe for the bedroom.

Second Floor

The staircase continues from the first floor to the second floor, where a door opens directly into the first bedroom.

Bedroom One

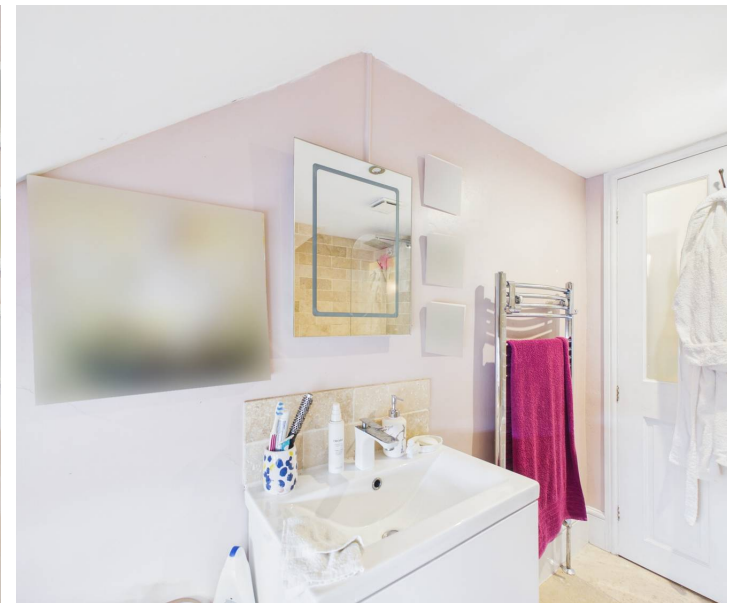
9' 11" x 13' 11" (3.02m x 4.25m)

This is another well-proportioned double bedroom, featuring four windows overlooking the front aspect, all of which benefit from secondary glazing, with two of the windows able to be opened. Fitted wardrobes span one wall, providing excellent storage, while a set of French doors opens into the en-suite WC.

En-Suite WC

2' 8" x 7' 1" (0.82m x 2.16m)

Fitted with a wall hung wash basin with vanity cabinet below and a low-level flush wc.





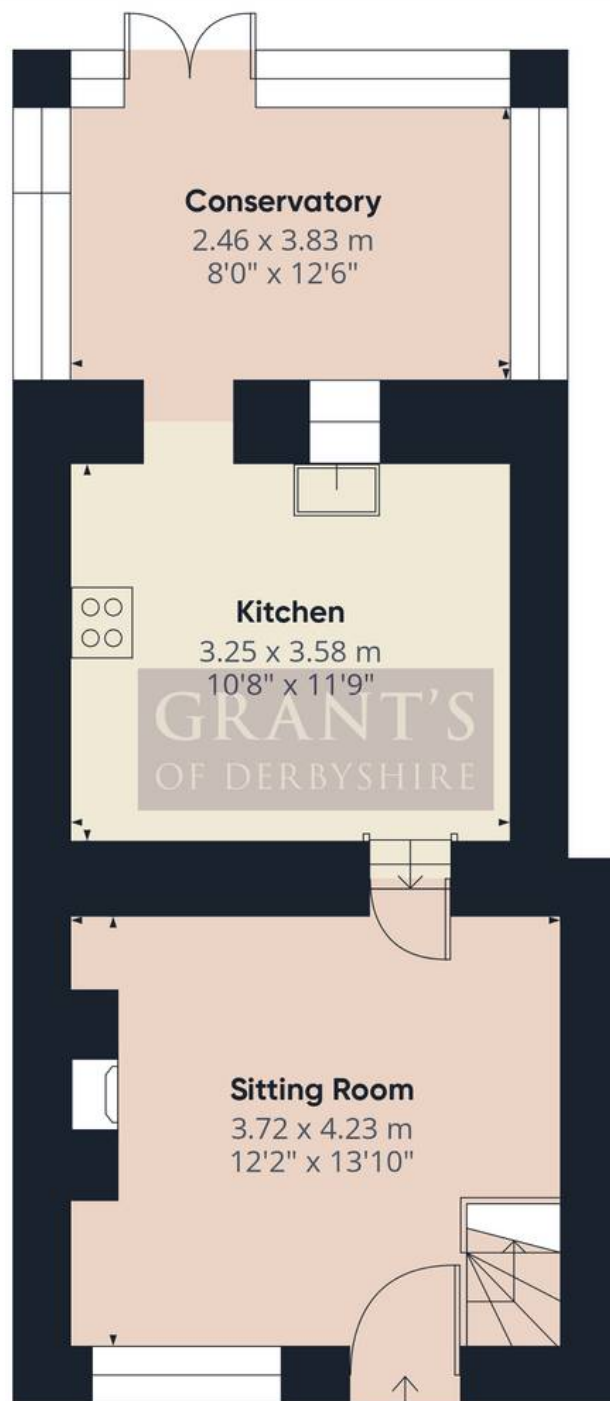
GARDEN

Accessed via French doors from the conservatory, this thoughtfully arranged courtyard garden offers a combination of paved and gravelled seating areas, bordered by attractive planting beds and with plenty of space for additional potted plants. There is ample room for outdoor furniture, making this a pleasant space for relaxing and entertaining. Also belonging to the property is a stone-built outbuilding (previously utilised as an outdoor WC) and a wooden shed, both perfect for storing garden tools. Wooden gates to either side provide access to the neighbouring properties.

ON STREET

2 Parking Spaces

On road parking is available on North Street.



Approximate total area⁽¹⁾

37.5 m²

404 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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