



Dowie Way, Crich, DE4 5NJ

Located on a quiet cul-de-sac in this highly sought-after village, this immaculate home has views to open countryside opposite, driveway parking for two vehicles, an integral garage and easy-maintenance rear garden. This spacious, modern home has three reception rooms, two bathrooms and additional ground floor WC and a kitchen with Neff and Bosch appliances.

On the ground floor, the entrance hallway leads through to the sitting room (and onto the dining room and conservatory), kitchen (and utility) and ground floor WC. To the first floor are four bedrooms (one en-suite) and the family bathroom. At the front of the home is a driveway in front of the integral garage and neat lawn. The rear garden has a dining patio, raised lawn, flower beds and raised vegetable patches. It's a very well-presented family home in a wonderful location.

Crich is one of our favourite villages in the whole area - with The Loaf Bakery and cafe as well as a range of grocers, independent shops, hair and beauty salons, pubs and the famous Crich Tramway Museum. For youngsters there is a thriving youth club, great park with football pitch and outdoor gym plus the popular primary school. A daily bus service runs to the nearby secondary schools in Wirksworth and Matlock. Within 5 minutes you can walk to countryside treks in all directions and the hills surrounding the village offer some challenging rides for cyclists. It's a fantastic place to live and from which to explore the local area. The home is also just 8 miles from Junction 28 of the M1, with easy access to the national motorway network. The A38 also enables easy commutes to Derby, Nottingham, Sheffield and nearby towns such as Chesterfield and Mansfield.

- Immaculate detached four bedroom home
- Views to open countryside opposite
- Easy-maintenance rear garden
- Popular village with school, bakery, pub and shops
- Driveway parking for 2 vehicles and integral garage
- Quiet cul-de-sac
- Two bathrooms and ground floor WC
- EPC rating C
- Quality fitted kitchen with Neff and Bosch appliances
- Three reception rooms

£500,000

Dowie Way, , Crich, DE4 5NJ

Front of the home

This attractive detached home is located on a quiet cul-de-sac with views to open countryside directly opposite. It is peaceful and serene. The block paved driveway has room for two vehicles to park side by side, with a neat lawn on the left which extends around the side of the home. A gate on the right leads through to the rear garden. There is a wall-mounted light and you enter the home through the composite front door with iron knocker and handle and letterbox.

Entrance Hallway

The tiled hallway is a beautiful entrance to the home and representative of the quality throughout. It has a radiator, ceiling light fitting and open storage under the stairs. Matching white panelled doors open to the sitting room, kitchen and WC. Stairs on the right lead up to the first floor.

Sitting Room

16'4" x 11'3" (5 x 3.45)

Natural light floods into this bright and airy room, with a large west facing window at the front and light coming through from the conservatory at the rear. The coal-effect gas fire has a marble heath and surround, with ornate wooden mantelpiece. The carpeted room has a radiator, ceiling light fitting, skirting boards and ceiling coving. Double panelled glazed doors lead through to the dining room.

Dining Room

9'8" x 9'4" (2.95 x 2.85)

With space for a 4-6 seater dining table and furniture, this room in the heart of the home has a radiator, chandelier light fitting, skirting and coving. A door leads into the kitchen and sliding glass doors open to the conservatory.

Conservatory

12'11" x 11'9" (3.95 x 3.6)

Another large room flooded with natural light, the conservatory has glazing on three sides and French doors to the rear garden. The room has a tiled floor, vaulted ceiling, wall lights, power points and plenty of space for furniture. It has lovely views to the rear garden.

Kitchen

11'9" x 10'5" (3.6 x 3.2)

The high quality kitchen has a tiled floor, recessed spotlights and east facing window out to the rear garden. Entering from the entrance hallway, in front is a solid pine L-shaped worktop with country-style high and low level cabinets and drawers, including an integral Bosch dishwasher and Neff refrigerator. Set within the worktop is a Neff four-ring gas hob with stylish contemporary Neff extractor fan above and Zanussi electric oven below. Beneath the window is a substantial Blanco ceramic 1.5 sink and drainer with chrome mixer tap.

Opposite is another L-shaped solid pine worktop with wall-mounted and base level cabinets and open shelving. Doors lead into the entrance hallway, dining room and utility room.

Utility Room

6'8" x 5'4" (2.05 x 1.65)

The tiled floor flows seamlessly through from the kitchen. This room has recessed ceiling spotlights, a radiator, extractor fan, half glazed uPVC door to the rear garden and door to the integral garage. A solid pine worktop includes a ceramic Blanco sink and drainer with chrome mixer tap. There is an integrated Bosch washing machine and more high and low level fitted cabinets, including a large integral Neff freezer to the right. A clever small hatch in the wall opens to reveal the electricity consumer unit.

Integral Garage

17'0" x 7'10" (5.2 x 2.4)

With a concrete floor, ceiling light fitting, power points and Glow Worm boiler, the garage has plenty of space for storage and appliances.

WC

With eye-catching wallpaper, this ground floor room has a ceramic WC and sink, radiator and ceiling light fitting.



Stairs to first floor landing

Carpeted stairs with a banister on the left head up to the landing, with a ceiling light fitting above. Matching white panelled doors open into the four bedrooms (one en-suite), family bathroom and large deep airing cupboard with pressurised water tank.

Bedroom One

11'9" x 10'2" (3.6 x 3.1)

The master bedroom is located at the front of the home and has wonderful uninterrupted views to the fields opposite. The carpeted bedroom has a radiator, ceiling light fitting, two double fitted wardrobes and a door to the en-suite.

Bedroom One en-suite

8'8" x 5'4" (2.65 x 1.65)

A cubicle on the right has a pivoting glass door, easy-clean walls and houses a mains-fed shower with monsoon and standard shower heads. The vanity unit has a cabinet with, above, a quartz worktop with distinctive oval sink and shelf-mounted chrome mixer tap. There is a capsule WC, wall-mounted mirrored cabinet, frosted double glazed window, laminate flooring, chrome heated towel rail and recessed ceiling spotlights.

Bedroom Two

10'0" x 8'0" (3.05 x 2.45)

At the rear of the home, this double bedroom has views over the rear garden and a fitted triple wardrobe. The carpeted bedroom has a radiator and ceiling light fitting.

Bathroom

6'8" x 5'6" (2.05 x 1.7)

We love this elegant bathroom, with contrasting Oxford Blue and crisp white decor. The bath on the left has a wood panelled surround and a heritage-style chrome mixer tap with hand-held shower attachment. A high quality Burlington ceramic sink with chrome mixer tap sits atop the vanity unit. The room also has a ceramic WC, antique-style towel heater, laminate flooring, recessed ceiling spotlights and frosted double glazed window.

Bedroom Three

8'8" x 8'0" (2.65 x 2.45)

This single bedroom at the rear of the home could also be a home office or nursery. It is carpeted and has a radiator and ceiling light fitting.

Bedroom Four

8'10" x 8'0" (2.7 x 2.45)

With great views to the fields opposite, this carpeted bedroom has a radiator, ceiling light fitting and over-stairs cupboard with handrail. There is also a loft hatch above.

Rear Garden

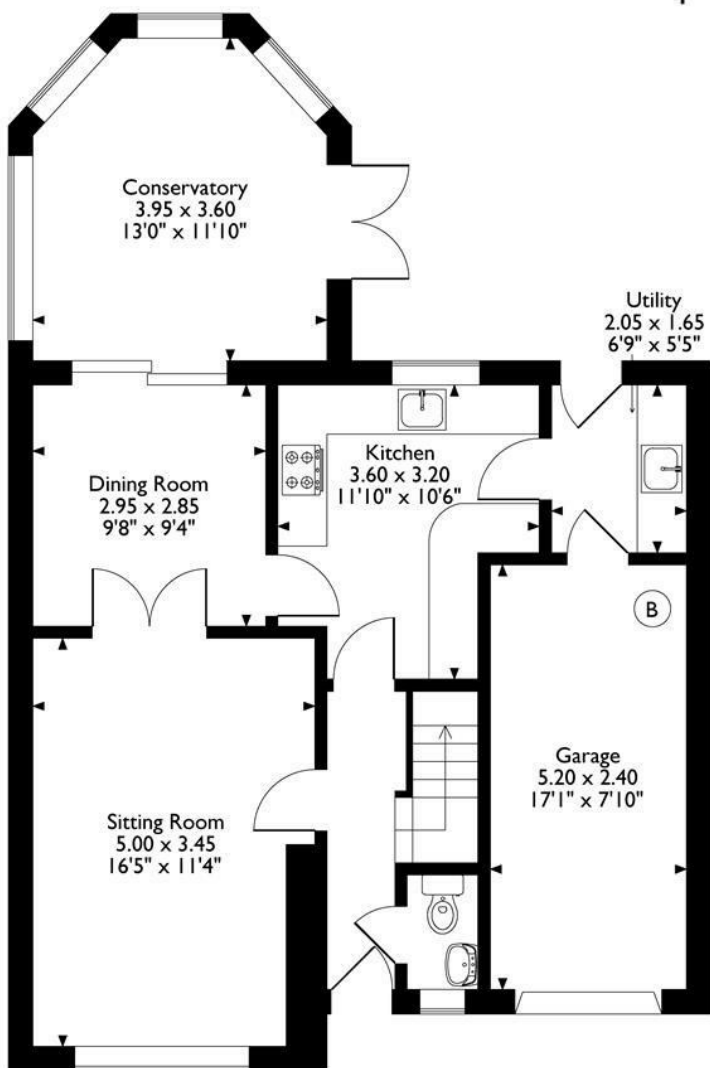
Accessed from the Conservatory, Utility room and side gate, the pretty easy-maintenance garden faces east and southwards. There is room for outdoor dining on the patio. A path leads from here around the conservatory to an area with raised vegetable patches. On the outer wall of the home is a light and outside tap.

A low stone wall has two steps up to the neat lawn, with space for play equipment. There are small flower beds at each end - with a magnolia tree at the right-hand end. A wall with timber fence above forms the far boundary, with a timber fence boundary on the right. This is a lovely peaceful garden in which to relax awhile with friends and family.

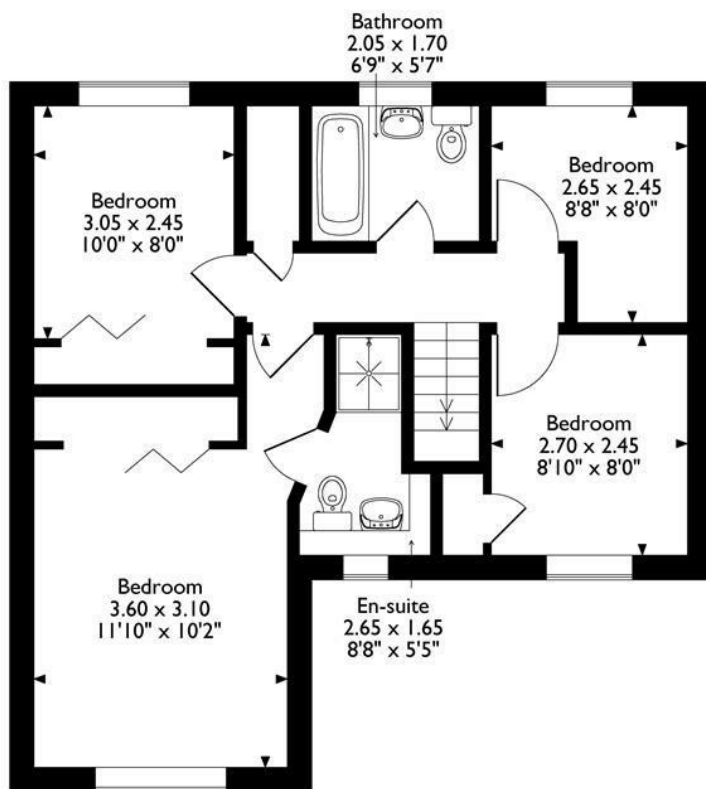
N.B. New EPC pending



8 Dowie Way
 Approximate Gross Internal Area
 127 Sq M / 1367 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315