BRICKS + MORTAR



Beech Walk, Cromford
Matlock, DE4 3RB

Located on a quiet cul-de-sac, this home has panoramic views to the surrounding countryside, a detached garage and additional parking space on the private drive. With easy-maintenance front and rear gardens, the home is just a short walk to shops, cafes, pubs and the village primary school.

On the ground floor, the entrance porch leads through to a dual aspect lounge-diner and the kitchen. To the first floor are three bedrooms and the family bathroom. The front garden has a neat dining patio and lawn, whilst the rear garden has a large expanse of paved patio. Steps from here lead down to the parking space beside the garage.

Cromford village is a World Heritage Site and is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. The historic village primary school is less than a five minute walk away and there are delights associated with the birth of the Industrial Revolution around every corner.

The A6 runs through the village - Matlock Bath, Matlock, Bakewell and Buxton are all within easy reach, as is the High Peak Trail, Chatsworth House and the many delights of the Peak District. Cromford rail station has direct trains to Matlock, Derby, Nottingham, Lincoln and even Cleethorpes on the coast! The X17 bus links Wirksworth, Matlock and Chesterfield to Sheffield on a direct bus route. It's a very well-connected and vibrant village.

- Detached garage
- Additional parking space
- Views to hilly countryside surrounding Cromford
- Walking distance to primary school
- Short walk to shops, cafes and pubs
- UNESCO World Heritage village
- Council Tax band C
- EPC rating C
- Front and rear gardens
- Quiet location

£230,000

Beech Walk, Cromford, Matlock, DE4 3RB

Front of the home
A sheltered gravel patio has views towards Sheep Pasture. Three steps lead up to a rectangular lawn with a fence on the left and a tall privet hedge at the far end. A public footpath beyond the garden leads down to Beech Walk. A part-glazed front door opens into the entrance porch.

Entrance Porch
Pine-effect laminate flooring flows seamlessly into the lounge-diner. This useful entrance area has a radiator, ceiling light fitting, stairs to the first floor and space for coats and footwear.

Lounge-Diner
23'3" x 13'3" (7.1 x 4.04)
This long, dual-aspect room has a wide window overlooking the front garden and another large window looking out to the rear garden. The lounge area at the front has a coal-effect gas fire set in a marble surround with a wooden mantelpiece. There are also wall lights and a radiator. The dining area has a radiator, a ceiling light fitting and an under-stairs cupboard. A door leads to the kitchen.

Kitchen
10'2" x 7'0" (3.1 x 2.15)
The fitted kitchen has worktops on both sides with wall and base cabinets. On the right is an integrated Hygena four-ring electric hob with an oven below, along with a 1.5 stainless steel sink and drainer with a mixer tap. There is space and plumbing for a washing machine and dishwasher, laminate flooring and a ceiling light fitting. A door leads out to the rear garden.

Stairs to first floor landing
The carpeted staircase has a handrail on the left and leads to a galleried landing. The landing has a ceiling light fitting, loft hatch and a window on the left. The loft has a pull-down ladder, boarding, lighting and power points. Doors lead to all three bedrooms and the bathroom.

Bathroom
6'10" x 6'0" (2.1 x 1.85)
There is a jellybean-shaped bath with a chrome mixer tap, a pivoting glass screen and a mains-fed shower. The vanity unit has a ceramic basin with a chrome mixer tap. There is also a ceramic WC, vinyl flooring, a frosted double-glazed window, heated towel rail and ceiling light fitting.

Bedroom One
10'0" x 9'2" (3.05 x 2.8)
A double bedroom with fantastic panoramic views, carpet, a radiator and a ceiling light fitting.

Bedroom Two
13'1" x 9'2" (4 x 2.8)
This double bedroom at the front of the house has wonderful views up to Sheep's Pasture. The room is carpeted and has, a radiator, ceiling light fitting and full-height fitted wardrobes and cupboards.

Bedroom Three
8'4" x 6'10" (2.55 x 2.1)
A single bedroom at the front of the house that could also be a nursery or home office. It is carpeted and has a radiator, ceiling light fitting and built-in cupboards on the right.

Rear Garden, Garage and Parking
A tarmac driveway provides space for one vehicle beside the detached brick garage. The garage has lighting and power points. There is a fence and path on the right, with three steps leading up to the rear garden.

The large, easy-to-maintain patio has space for dining, seating and play, with views towards Sheep Pasture on the High Peak Trail and across to the hills above Starkholmes. There is a security light and an outside tap on the wall. A timber gate and gravel path lead around the right to the front garden, with a part-glazed door into the kitchen.



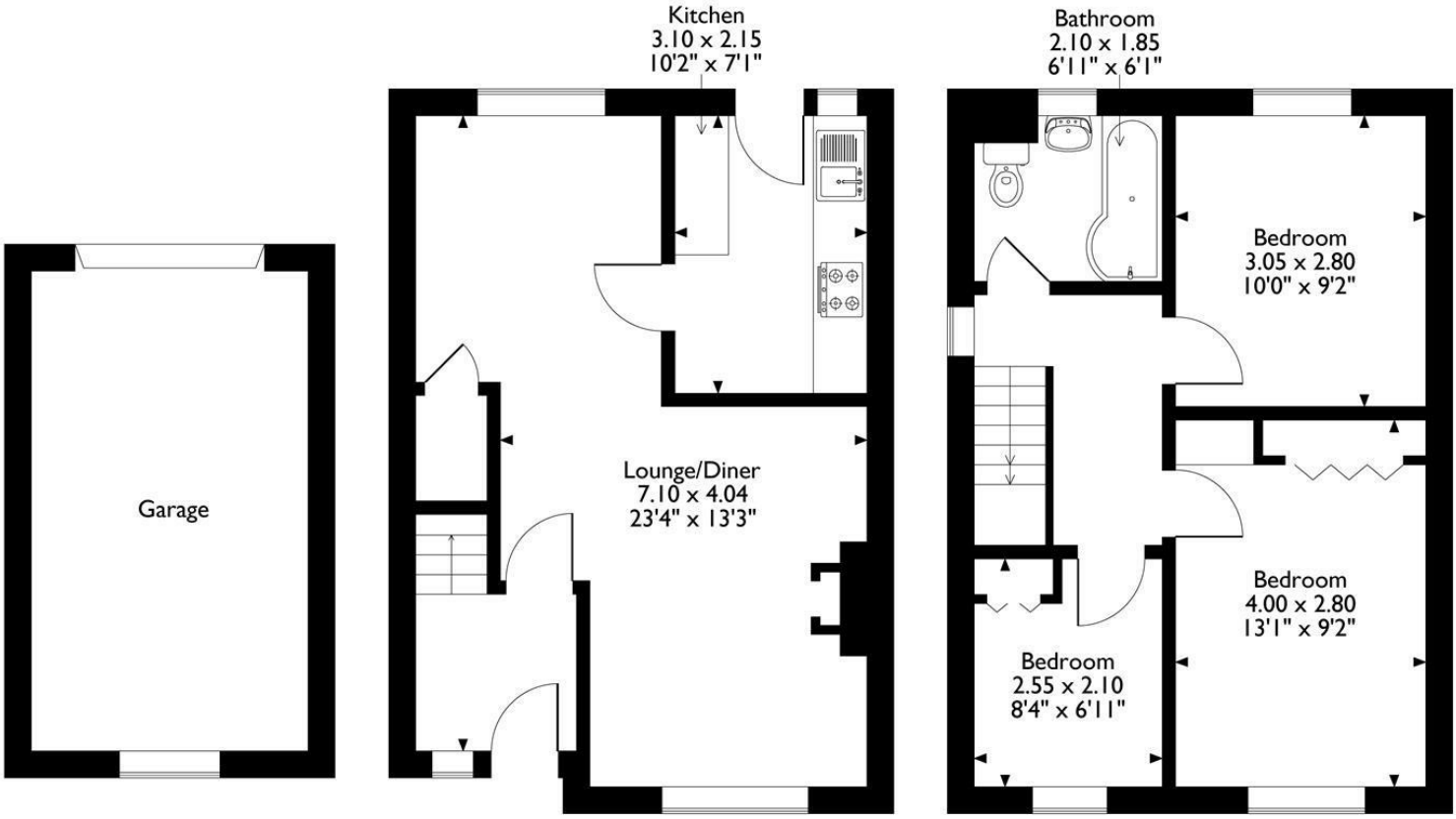






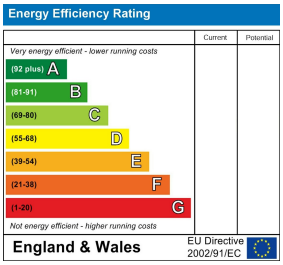


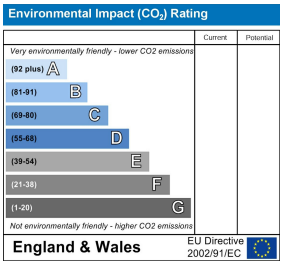
4 Beech Walk
Approximate Gross Internal Area
75 Sq M / 807 Sq Ft
(Excluding Garage)



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.







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