



5 Bed House - Detached

3 Goodwin Close, Crich, Matlock DE4 5NY
Price £525,000 Freehold



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Fletcher & Company

www.fletcherandcompany.co.uk

- Immaculate Detached House with Open Countryside Views
- Located on the Edge of the Development – Prime Position
- Lounge, Dining/Family Room, Study/Bedroom 6
- Living Kitchen/Dining Room with Appliances
- Utility Room & Cloakroom
- Five Bedrooms & Three Bathrooms
- Landscaped Gardens – Quality Sandstone Paving
- Block Paved Driveway – Electric Car Charging Point
- Double Garage with Electric Doors
- Cul-de-Sac Location – No Chain Involved – Viewing Absolutely Essential

FABULOUS HOME WITH OPEN VIEWS – This immaculate five bedroom detached house offers a splendid opportunity for those seeking a spacious family home with stunning open countryside views.

Situated on the edge of the development, this property enjoys a prime position within a tranquil cul-de-sac, providing a peaceful environment while still being conveniently close to local amenities.

The beautifully landscaped gardens, complete with quality sandstone paving, create an inviting outdoor space for both leisure and recreation. Furthermore, the absence of a chain means a smoother transition for potential buyers. Viewing absolutely essential.

The Location

Crich is a very popular village set amidst attractive open countryside with a varied selection of shops, pubs, a primary school and delightful walks. It is famous for the Tramway Museum and Crich Stand. Crich is within reach of Matlock, Matlock Bath, Wirksworth and Belper as well as Derby.

Accommodation

Ground Floor

Storm Porch

With outside light and half glazed entrance door.

Entrance Hall

13'3" x 6'9" (4.05 x 2.06)

With radiator and feature staircase leading to first floor.



Cloakroom

6'4" x 3'2" (1.95 x 0.99)

With low level WC, wash basin with chrome fittings, radiator, tile splashbacks, tiled effect floor, spotlights to ceiling, extractor fan, double glazed window and internal door with chrome fittings.



Lounge

17'8" x 12'11" (5.41 x 3.94)

With beautiful countryside views to front, two radiators, double glazed window to side, double glazed bay window to front and internal French glazed doors.



Dining/Family Room

12'8" x 11'8" (3.88 x 3.58)

With spotlights to ceiling, radiator, double glazed French doors opening on to landscaped gardens and internal glazed doors opening into living kitchen/dining room.



Living Kitchen/Dining Room

19'9" x 12'3" (6.02 x 3.74)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching worktops, built-in stainless steel five ring gas hob with stainless steel splashback and stainless steel extractor hood over, built-in double electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, floor heater, tiled effect floor, radiator, double glazed window to rear, open archway into utility and double glazed doors opening onto landscaped gardens.



Utility

12'2" x 3'6" (3.71 x 1.07)

With plumbing for automatic washing machine, space for tumble dryer (washing machine and tumble dryer negotiable on sale), fitted worktop, tiled effect floor, radiator, half glazed door giving access to landscaped gardens and integral door giving access to double garage.



First Floor Landing

13'3" x 13'3" (4.06 x 4.04)

With spotlights to ceiling, attractive balustrade, radiator, countryside views to front, access to roof space, built-in cupboard housing hot water cylinder and double glazed window to front.



Bedroom One

11'9" x 11'2" (3.59 x 3.41)

With a good range of built-in wardrobes with sliding doors, spotlights to ceiling, radiator, double glazed window overlooking landscaped rear garden and internal door with chrome fittings.



En-Suite

8'0" x 5'3" (2.44 x 1.62)

With double shower cubicle with chrome fittings including shower, pedestal wash handbasin with chrome fittings, low level WC, tile splashbacks, tiled effect flooring, radiator, spotlights to ceiling, extractor fan, wall mounted mirror, bathroom cabinet, double glazed obscure window and internal door with chrome fittings.



Bedroom Two

13'4" x 10'5" (4.07 x 3.19)

With beautiful countryside views, fitted wardrobes with sliding doors, radiator, two double glazed windows to front and internal door with chrome fittings.



Jack & Jill En-Suite

9'1" x 7'4" (2.79 x 2.24)

With double shower cubicle with chrome fittings including shower, pedestal wash handbasin with chrome fittings, low level WC, feature generously sized wall mounted mirror, tile splashbacks, tiled effect flooring, radiator, spotlights to ceiling, extractor fan, double glazed obscure window to side and internal door with chrome fittings.



Bedroom Three

9'9" x 10'7" (2.99 x 3.24)

With fitted wardrobes with sliding doors, radiator, double glazed window overlooking landscaped gardens and internal door with chrome fittings.



Bedroom Four

12'11" x 11'1" (3.94 x 3.39)

With beautiful countryside views, radiator, two double glazed windows to front and internal door with chrome fittings.



Bedroom Five

9'3" x 9'2" (2.84 x 2.80)

With radiator, double glazed window overlooking landscaped rear garden and internal door with chrome fittings.



Study/Bedroom Six

9'1" x 7'4" (2.79 x 2.24)

With beautiful countryside views, radiator, double glazed window with fitted blind to front and internal door with chrome fittings.



Family Bathroom

9'2" x 6'8" (2.80 x 2.05)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, separate shower cubicle with chrome fittings including shower, tile splashbacks, tiled effect flooring, spotlights to ceiling, extractor fan, radiator, double glazed obscure window to rear and internal door with chrome fittings.



Roof Space

Boarded for storage with insulation.

Front Garden

To the front of the property is a landscaped garden with well-stocked beds.



Rear Garden

Being of a major asset to the sale of this particular property is its fabulous West facing, low maintenance, fully enclosed, attractive landscaped garden. Sensored lighting.



Driveway

A double width block paved driveway with electric car charging point provides car standing spaces.

Double Garage

19'8" x 19'1" (6.01 x 5.83)

With power, lighting and two electric doors.

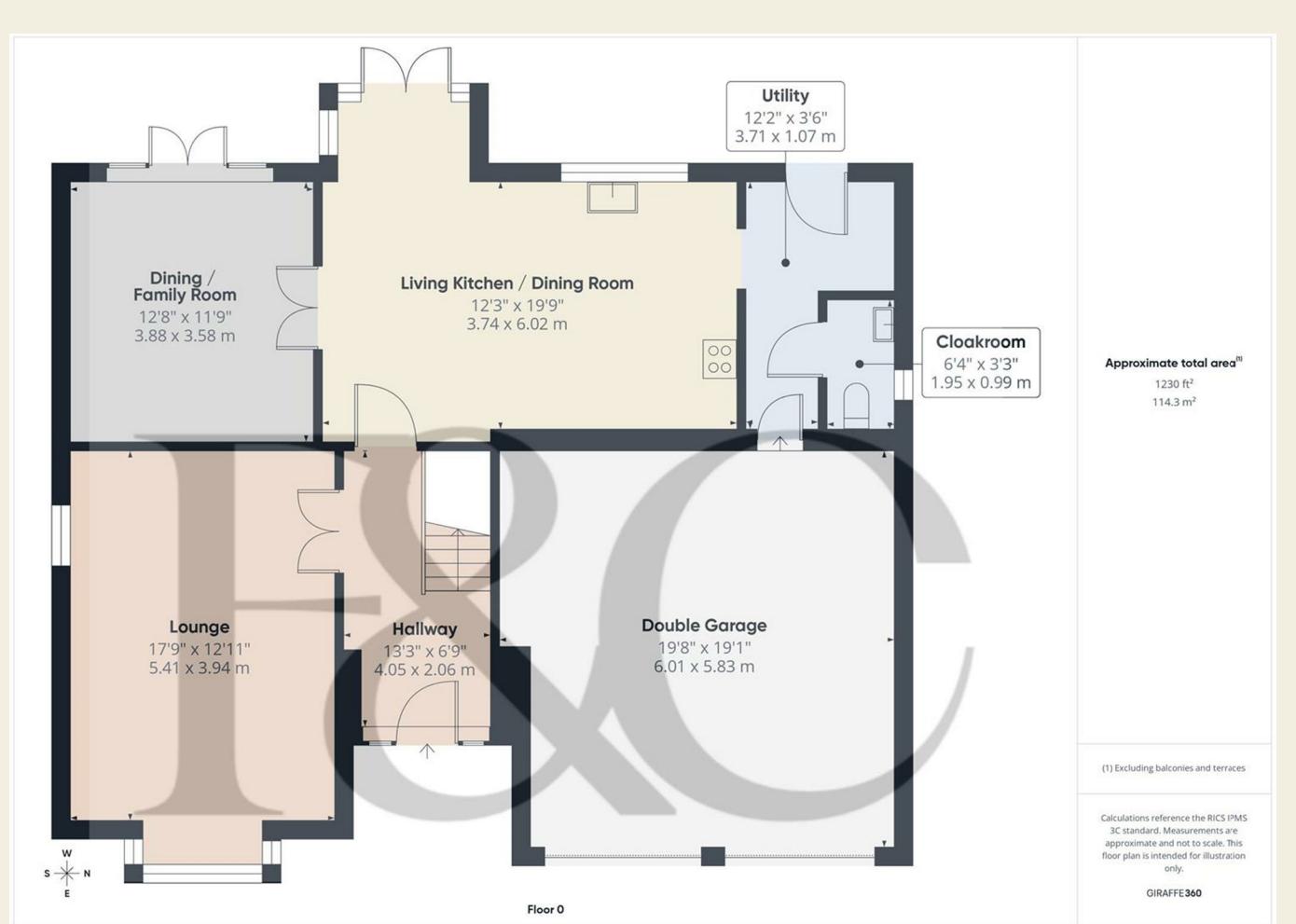


Security

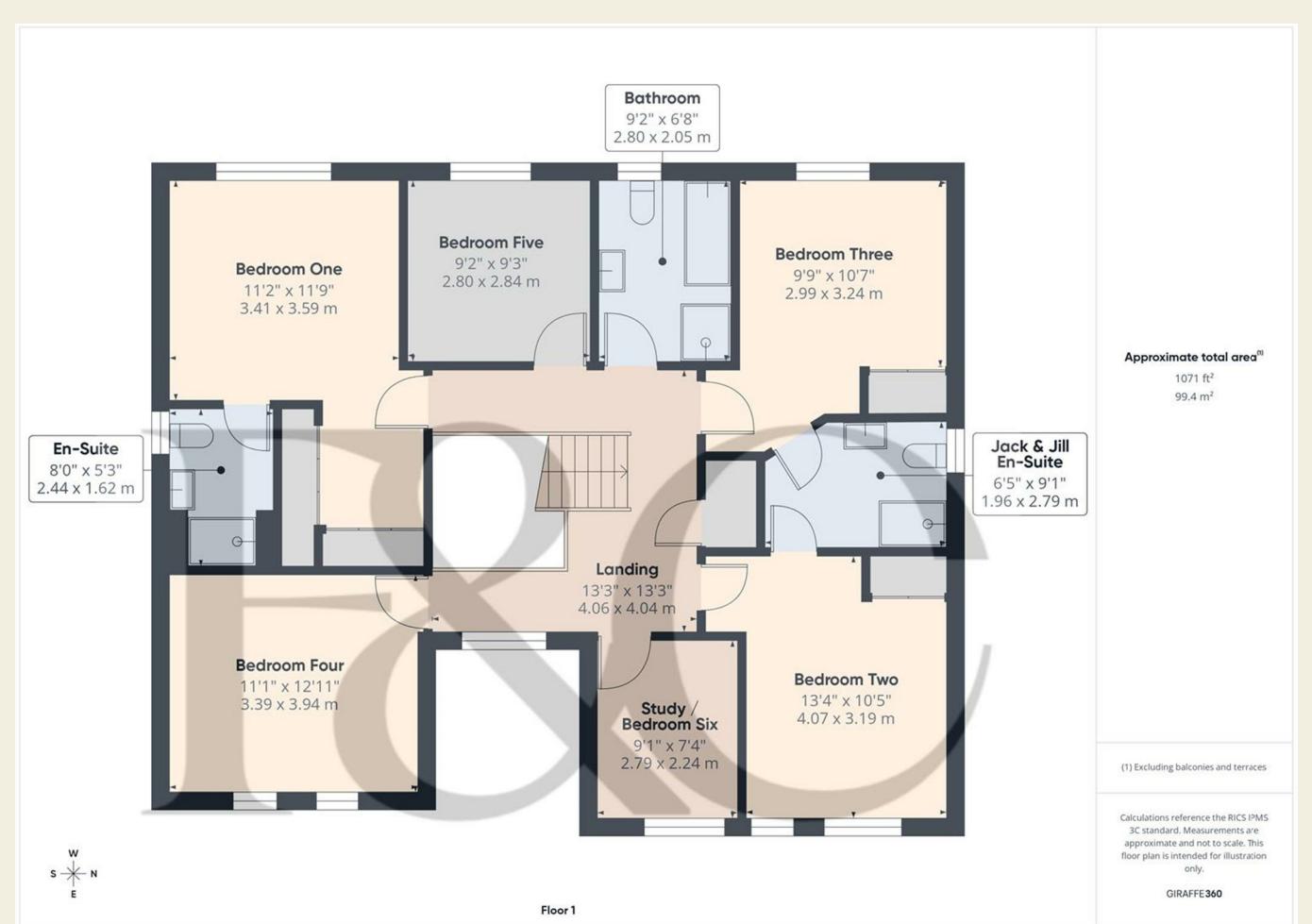
The property benefits from an alarm.

Council Tax Band G





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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	