



12 Wesley Drive, Crich, Matlock, DE4 5QJ

£489,950



A quality contemporary home built by Wheeldon 2025. Offering well proportioned four bedroom accommodation with open plan living, two en-suites, garage and gardens. Situated in sought after location, close countryside and enjoying far reaching views. Viewing is highly recommended.



12 Wesley Drive, Crich, Matlock, DE4 5QJ

£489,950



The high specification accommodation comprises an open porch, reception hallway, guest WC, spacious lounge, open plan family dining area with a well equipped kitchen with integrated appliances and separate utility room. To the first floor there is a spacious gallery landing, family bathroom, four good sized double bedrooms, (principle bedroom with built-in furniture and ensuite and bedroom two has a second en-suite).

The energy saving home benefits from quality UPVC triple glazed windows and doors, gas central heating fired by a Vaillant boiler and a high efficiency pressurized hot water cylinder, cavity wall and loft insulation. There is a security alarm system, a remaining one year builders warranty and remaining 9 years on the NHBC Building Certificate.

To the front of the property is a double driveway providing ample off road parking and leading to a garage. A path to the side widens to provide an excellent storage area and leads to the fully enclosed lawned garden with a sunny seating area and paved patio.

The property is on a brand new Wheeldon development in the sought after village of Crich. Being conveniently located within walking distance of Ambergate Station and close to major road links, leading to Derby and Nottingham, ie A38, M1 and A6. The village has excellent primary schools, local shops and amenities, being surrounded by countryside with many local walks and trails.

ACCOMMODATION

There is an open porch with light and a stylish black composite entrance door allows access.

RECEPTION HALLWAY

There are twin UPVC triple glazed windows to the front, ceramic wood grain flooring, radiator, personal door into the garage and stairs climb to the first floor. There is a storage area beneath.

GUEST WC

Appointed with a low flush WC and pedestal wash hand basin with splash back tiling, wood grain ceramic tiled floor, radiator and extractor fan.

LOUNGE

17'8 x 12'2 max measurements into bay
(5.38m x 3.71m max measurements into bay)

A light, spacious room with a UPVC triple glazed bay window to the front, two radiators, TV aerial point, satellite connection and double doors open into :

FAMILY LIVING DINING KITCHEN

32' x 11'3 overall measurements (9.75m x 3.43m overall measurements)

DINING AREA

11'3 x 10'3 (3.43m x 3.12m)

Having ceramic wood grain tiled floor, radiator and UPVC double glazed French doors opening on to the patio.

FAMILY SPACE

11'3 x 11'9 (3.43m x 3.58m)

There is a radiator, matching ceramic tiled flooring, UPVC double glazed French doors to the rear and a generous in-built cupboard provides storage.

KITCHEN

10'6 x 10'6 (3.20m x 3.20m)

Beautifully appointed with a range of shaker style base cupboards, drawers and eye level units with white quartz work surface over incorporating an inset sink drainer with mixer taps, upstand and splash back. Integrated appliances include an electric double oven, 5 ring gas hob, stainless steel extractor hood, fridge freezer and dishwasher. There is under plinth lighting, ceramic tiled flooring, inset spot lighting and a UPVC triple glazed window to the rear overlooking the garden.

UTILITY ROOM

6'4 x 5'6 (1.93m x 1.68m)

Fitted with matching base cupboards and eye level units with quartz work surface and

upstand incorporating an inset stainless steel sink, plumbing for a washing machine and space for a tumble dryer, radiator, inset spot lighting and a half glazed entrance door opens to the side of the property.

TO THE FIRST FLOOR

GALLERY LANDING

There is a UPVC triple glazed window to the front elevation enjoying far reaching views, access to the roof void and a built-in airing cupboard houses the pressurised hot water cylinder and provides linen storage.

PRINCIPLE BEDROOM ONE

16'2 x 12'2 max measurements (4.93m x 3.71m max measurements)

Fitted with a range of built-in wardrobes providing excellent hanging and shelving, radiator, TV aerial point and a UPVC triple glazed window to the rear elevation enjoying views.

EN-SUITE ONE

Appointed with a double shower enclosure



with a thermostatic shower, pedestal wash hand basin and a low flush WC. There is LVT vinyl flooring, complementary half tiling, inset spot lighting, heated towel radiator and a UPVC triple glazed window to the side.

BEDROOM TWO

12'7 x 10'5 (3.84m x 3.18m)

Having a UPVC triple glazed window to the rear elevation, radiator and TV aerial point.

ENSUITE TWO

Appointed with a double shower enclosure having a thermostatic shower, pedestal wash hand basin and a low flush WC. Complementary half tiling, radiator, extractor fan, LTV vinyl flooring and a UPVC triple glazed window.

BEDROOM THREE

12'9 x 11'6 (3.89m x 3.51m)

Having a UPVC triple glazed window to the front elevation enjoying views, radiator and TV aerial point.

BEDROOM FOUR

10'8 x 8'3 (3.25m x 2.51m)

Currently used has a work room, there is a UPVC triple glazed window to the front and radiator.

FAMILY BATHROOM

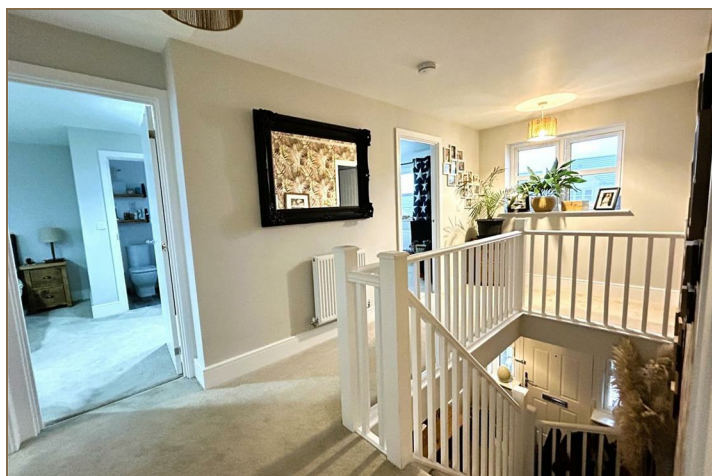
Appointed with a quality three piece suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. There is complementary full tiling, LTV vinyl flooring, extractor fan, heated towel radiator, inset spot lighting and a UPVC triple glazed window to the rear elevation.

OUTSIDE

To the front of the property is a lawned fore garden with a planted flower bed, double block paved driveway providing off road parking for two vehicles and leading to an integral garage. An open storm porch has a light. A path to the side leads through a secure gate to the rear enclosed garden.

GARAGE

Having an up and over door, light and power, and housing the Vaillant boiler.



GARDEN

The fully enclosed rear garden has a boundary wall and fencing. The garden is laid to lawn with a generous paved patio and a well stocked herbaceous border with outside lighting and tap.



Road Map



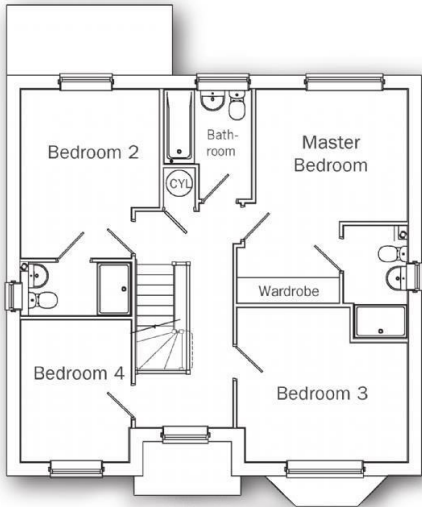
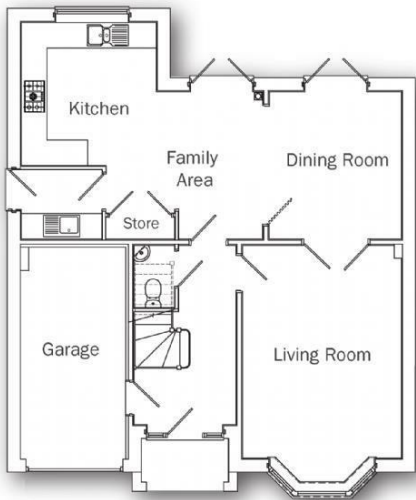
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt had been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

Whilst every attempt had been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk