



## Ridgewood Drive, Cromford Matlock, DE4 3RJ

**\*PRICED LOW FOR A QUICK SALE\*** Significantly extended and modernised to a very high standard, this stylish home has a new loft conversion, modernised kitchen, new shower room, new carpets, new windows, a south facing rear garden, driveway parking for 2 vehicles and garage/workshop. With spectacular panoramic views, the home now has four double bedrooms, two bathrooms and a gorgeous open-plan kitchen-lounge-diner.

Steps lead up from the garage and driveway to the elevated ground floor, where the entrance hallway leads through to the lounge-diner, kitchen and utility area, bathroom and two double bedrooms (one currently used as an additional sitting room). The loft conversion on the first floor has two huge double bedrooms - both dual aspect and the main bedroom has two Velux windows that open vertically to showcase the incredible views - and a spacious modern shower room. To the rear, the dog-proofed garden has several seating and outdoor dining areas, a tiered garden with lawn and elevated summer house. This is a wonderful, elegant, bright and airy family home with local walks and footpaths in all directions - perfect for dog walkers and lovers of the great outdoors.

Cromford village is a UNESCO 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. Wirksworth, at the top of the hill, has been named Sunday Times 'Best place to live in Derbyshire' 2025. 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.

- **\*PRICED LOW FOR QUICK SALE\***
- Substantially extended and modernised to exceptional standard
- Loft conversion - now four double bedrooms and two bathrooms
- Elevated, panoramic views to verdant countryside
- Modernised fitted kitchen with new granite worktops and appliances
- New carpets and windows
- Dog-proofed south-facing rear garden with summer house
- Widened driveway for two vehicles and integral garage-workshop
- Insulated to modern standards, including between floors
- New improved EPC rating of C

**£415,000**

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## Front of the home

The current owners have doubled the size of the block paved driveway, so there is now space for two vehicles to park in front of the L-shaped garage-workshop. Steps with a handrail on the left lead up to the front of the home, with a triangular lawn and flower beds on the right. A path and gate on the right go through to the rear garden.

## Entrance Hallway

This wonderful entrance to the home is indicative of the quality throughout. The addition of the large Velux window high above floods this area with natural light. The hallway has a large barrier mat on entry, oak-stained wood floorboards, a solid wood staircase and radiator below. The L-shaped hallway has two ceiling light fittings, recessed spotlights in the vaulted ceiling above and matching solid oak doors with chrome handles to the lounge-diner and kitchen, bathroom, Bedroom Three and Bedroom Four/Sitting Room.

## Lounge-Diner

15'1" x 14'3" (4.6 x 4.35)

Exposed tongue-and-groove floorboards flow seamlessly through from the hallway to this dual aspect room, which is flooded with light through the new picture window on the right and the wide south-facing window in the kitchen. On the right, the lounge-diner has space for seating, a 6-8 seater dining table and additional furniture. The focal point is the living flame fire, which is set within an ornate arched iron fireplace with granite hearth and stone surround and mantelpiece. The room has wall lights, skirting boards, ceiling coving and simply magnificent 180 degree views through the newly triple-glazed window at the front. It's a wonderful place to relax and gather with friends and family.

## Kitchen

9'11" x 8'10" and 11'7" x 6'2" (3.04 x 2.7 and 3.55 x 1.9)

The L-shaped kitchen has a 'natural' slate tiled floor, breakfast bar, recessed ceiling spotlights and modernised fitted kitchen with granite worktops. On the left, there is a full-height pantry cupboard and then a range of low level cabinets including an integral dishwasher. Set within the worktop is a four-ring electric hob with Hotpoint electric oven below. Beneath the window, with views up to the rear garden, is a 1.5 stainless steel sink and drainer with chrome mixer tap.

To the right is a step down into the utility area, with space on the right for an American-style fridge freezer (available by separate negotiation) and then a useful full-height cupboard with an Ideal boiler, which was installed in 2021. The worktop has several low level fitted cabinets below, including a washing machine, which is included in the sale. There is also a radiator, recessed ceiling spotlights, small high level windows each side and a fully-glazed uPVC door to the rear garden. This area also doubles as a useful boot room, perfect for kicking off footwear after a hearty local walk.

## Bathroom

7'6" x 6'4" (2.29m x 1.93m)

Our favourite feature of this room is that the window opens fully to the side so that you can relax in the bath and look directly up to the private rear garden. The large curved bath has a corner-positioned chrome mixer tap, so that you can fully stretch out. There is a mains-fed shower over with monsoon shower head and separate hand-held attachment, pivoting glass screen and tiled surround. The room includes a ceramic pedestal sink with chrome mixer tap, ceramic WC, tiled floor, ceiling light fitting, chrome heated towel rail and extractor fan.

## Bedroom Three

11'11" x 10'0" (3.65 x 3.05)

Remarkably, this spacious double at the rear of the home is the smallest of the four double bedrooms. Situated beside the bathroom, it is a perfect guest room and is carpeted and has a radiator, ceiling light fitting and wide window looking out to the rear garden.

## Bedroom Four/Sitting Room

13'1" x 11'11" (4 x 3.65)

Currently used as a sitting room and previously a large double bedroom, the current owners have installed a deeper newly triple-glazed window so that you can fully appreciate those terrific panoramic views to the front of the home. This newly-carpeted room has a radiator and ceiling light fitting.



## Stairs to first floor landing

The quality solid wood staircase has carpeted stairs up to the new loft conversion. There is the aforementioned large Velux and recessed ceiling spotlights overhead and matching solid oak doors with chrome handles to the two huge bedrooms and shower room on this newly-created upper floor.

## Bedroom One

19'4" x 13'11" (5.9 x 4.26)

We love the two Velux windows at the front which open up overhead so that you can sit here with a coffee or glass of fizz and admire the spectacular panoramic views. They stretch 180 degrees from The Heights of Abraham to the west, across the valley beyond Matlock in the distance and around to the farms and hillside above Cromford Meadows below. The huge window at the rear looks out to the rear garden. This room has a radiator, recessed ceiling spotlights, underfloor insulation and soundproofing. There is lots of space for a bed, bedroom furniture and potentially a seating area.

## Shower Room

9'10" x 5'10" (3 x 1.8)

The stylish modern shower room has luxury vinyl flooring, fully tiled walls, two tall frosted double glazed windows, recessed ceiling spotlights, an extractor fan and chrome heated towel rail. On the left, the oversized shower cubicle houses a mains-fed shower with monsoon shower head, separate hand-held attachment and a sliding glass door. There is an Ideal Standard ceramic WC, vanity unit with rectangular ceramic sink, chrome mixer tap and shaver point.

## Bedroom Two

19'0" x 12'7" (5.8 x 3.85)

Another huge double bedroom, this has an overhead hung window at the front and wide south facing window to the rear garden. The newly carpeted room has recessed ceiling spotlights, a radiator and plenty of space for a bed, furniture, seating and desk as shown.

## Garage-Workshop-Gym area

18'6" x 18'0" (5.65 x 5.5)

The widened driveway has space for two vehicles to park in front of the garage/workshop. The newly installed garage door with easy access and opaque windows opens to the spacious L-shaped garage, which has a concrete floor, lighting, power points, main system fed radiator and a large window to the side, letting in plenty of light. It is a versatile space which is occasionally used to park a car and is also a large gym and games room. This space could also be converted to a small self contained annex or habitable room subject to planning. There is an access hatch from the rear ground floor bedroom under the carpet.

## Rear Garden

A path on the right and door from the kitchen lead onto the lowest tier, which has a composite decking area with space for a dining set. There is a wall-mounted outside tap, exterior lighting and power points. Steps lead up with tiered gardens on the left, which are verdant and colourful in spring and summer. The lawn has space each side for seating - and there is a distinctive Monterey pine tree and a slate bed, perfect for positioning planters and a chimnea.

Steps continue up to the elevated decking and summer house at the top of the garden. The composite decking area is south facing and overlooks the natural garden, whilst the summer house has an electricity supply. From here, there are tremendous panoramic views of the tree-filled hillside opposite. To the right is a leatherleaf mahonia tree and the garden also includes a beautiful, heavily flowering magnolia tree and two productive apple trees and crab-apple tree. A previous owner was a head gardener in Matlock and introduced a variety of interesting and exotic plants alongside local ferns and shrubs which make the garden both an interesting vista but also a haven for birds and wildlife. This is a tranquil space with wonderful ever-changing views throughout the seasons.



12 Ridgewood Drive  
Approximate Gross Internal Area  
168 Sq M / 1808 Sq Ft



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

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