



## Derby Road, Cromford, DE4 3RP

Overflowing with attractive features, this enormous bungalow is flooded with natural light and has tremendous views along the Derwent Valley. With no upward chain, the home has a double garage, driveway parking for 5+ vehicles, wraparound garden and paddock and 2,508 square feet of living accommodation.

The main entrance hallway is located in the centre of the home, with living accommodation comprising a huge sitting room, dining room, study, breakfast kitchen and utility room to the left. To the right are four large double bedrooms (one en-suite), an additional reception room, family bathroom and additional WC. Outside, the long driveway has space for 5+ vehicles to park in front of the double garage and workshop. The wraparound garden leads through to a paddock/meadow in the south-eastern corner close to Cromford canal.

The bungalow is in the old rose garden of Grade II listed Rock House, the historic home of Sir Richard Arkwright who built the nearby Cromford Mill. It is in a conservation area and is in a secluded position next to the grounds of Rock House. It has views over both the stunning Rock House garden and the historic Cromford canal in the valley south of Cromford.

Cromford is the birthplace of the Industrial Revolution and is a UNESCO World Heritage Site. As a result, it has many more facilities than a normal village of this size. The village centre is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. 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.

- Spectacular far-reaching views along the Derwent Valley
- Wraparound garden and paddock
- On a quiet, secluded private estate
- Walking distance to Cromford and Matlock Bath
- No upward chain and vacant possession
- Double Garage with workshop at rear
- Peaceful and idyllic setting
- Enormous detached bungalow: 2,508 square feet of living space
- Driveway parking for 5+ vehicles
- Opportunity to upgrade and create your own dream home

**£625,000**

# Derby Road, , Cromford, DE4 3RP

## Front of the home

Situated in the corner of this prestigious estate, a large Japanese laurel bush forms the front boundary. The tarmac drive slopes gently downwards towards the double garage and workshop, with tall bushes and trees on the left. On the right, flower beds and a lawn curve around the right of the home and all the way round to the valley and paddock. A path to the right of the garage leads to the main front door and a separate door into the utility room.

## Entrance Hallway

We love this entrance hallway, which is indicative of the space and light to be found throughout the home. The carpeted hallway has sliding doors on the right to a double cupboard/wardrobe with hanging rail and shelving. It's the perfect place to kick off boots and coats after a hearty local walk. To the left there is space for a console table, with a glass-fronted display case above. In front are full-height windows to the courtyard garden and pond, bringing lots of natural light flooding in. A step up on the left leads to the dining room and on through to the study, sitting room, breakfast kitchen and utility room.

The hallway extends on the right with a radiator, door to the bathroom and a few steps up to four double bedrooms, an additional reception room, WC and huge, deep airing cupboard.

## Dining Room

11'11" x 10'9" (3.65 x 3.3)

With full-height and almost full-width south-facing windows, this is a very light room with stunning views of the green valley stretching into the distance. The carpeted room has a radiator, wall-mounted electric heater, two sets of fully-glazed sliding doors to the sitting room and doors to the study and kitchen. There is also a serving hatch through to the kitchen.

## Sitting Room

24'1" x 15'3" (7.35 x 4.65)

A tremendous place to gather with family and friends, this huge room has fully-glazed full-width sliding doors and windows at each end, with two west-facing windows, all bringing lots of natural light in. The home was built to maximise the amazing and uplifting views along the valley. The room is carpeted and has two radiators, three ceiling light fittings and lots of room for seating and furniture. The fireplace is now used for display.

## Breakfast Kitchen

15'7" x 11'9" (4.75 x 3.6)

The large kitchen has yet more wonderful south-facing views and there is an additional window on the left, making this another light and airy room. In the centre is space for a four-seater dining table or perhaps a kitchen island. The room has laminate flooring, recessed ceiling spotlights, loft hatch and doors to the utility room and a pantry cupboard.

The long U-shaped worktop has lots of low-level cabinets including an integral refrigerator and Bosch dishwasher, with some additional high-level cabinets on the right. Set within the worktop are a four-ring Neff electric hob and 1.5 stainless steel sink and drainer with chrome mixer tap, located beneath the south-facing window. Around to the right is a chest-height double oven.

## Utility Room

11'1" x 6'10" (3.4 x 2.1)

A door leads in from/out to the garden and garage-workshop. This room has worktops with cabinets below on each side, a ceiling light fitting, modern Ideal boiler and windows facing north and east. Below the worktop on the left is space for a tumble dryer and refrigerator or freezer. On the right there is space and plumbing below the worktop for a washing machine and an integral stainless steel sink and drainer with chrome taps.

## Study

10'2" x 7'8" (3.1 x 2.35)

With plenty of fitted shelving and a tall window, this study is carpeted and has a radiator, ceiling light fitting and space for office furniture.



## Bathroom

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

The spacious bathroom has laminate flooring and a jellybean-shaped bath with central chrome mixer tap, pivoting glass screen and mains-fed shower over. The vanity unit has a ceramic sink and chrome mixer tap, ceramic bidet and ceramic WC. The room also has floor-to-ceiling tiles, frosted double-glazed window, ceiling light fitting and radiator.

## WC

The useful standalone WC is situated beside the master bedroom. It has laminate flooring, a ceramic WC, wall-mounted ceramic sink with chrome taps, extractor fan and ceiling light fitting.

## Bedroom One

15'10" x 11'5" (4.85 x 3.5)

This large double bedroom has a wide east-facing window looking out to the driveway and trees. On the far wall are fitted wardrobes and a dressing table. The carpeted room has a ceiling light fitting, two wall lights and open entrance into the en-suite bathroom.

## Bedroom One en-suite bathroom

7'6" x 7'4" (2.3 x 2.25)

The modern bathroom has a bath on the left with chrome taps - and a wide vanity unit on the right with distinctive wavy ceramic sink and chrome mixer tap. There is a heated towel rail, south-facing window, recessed ceiling spotlights, mirrored cabinets with downlighters and a radiator.

## Bedroom Two

12'9" x 9'10" (3.9 x 3)

A double bedroom at the rear of the home, this has fitted wardrobes on the right. The room is carpeted and has a radiator, ceiling light fitting and wall light.

## Bedroom Three

13'11" x 9'2" (4.25 x 2.8)

Another double at the rear of the home, this room has exposed floorboards, a window looking out to the garden, ceiling light fitting, radiator and space for a bed and furniture.

## Reception Room

16'4" x 9'4" (5 x 2.85)

With full-height and nearly full-width south-facing windows looking down over the courtyard garden and towards the sitting room, there is also a west-facing window. It's a versatile room which could be a dressing room, games room, library or home office. The room is carpeted and has a radiator, ceiling light fitting and door through to Bedroom Four.

## Bedroom Four

13'11" x 9'0" (4.25 x 2.75)

This double bedroom on the sheltered west side of the home is perfect for light sleepers. The carpeted bedroom has a radiator, ceiling light fitting, wall light, fitted wardrobes and dressing table on the right.

## Garage-Workshop

18'0" x 18'0" and 18'0" x 7'4" (5.5 x 5.5 and 5.5 x 2.25)

The double garage has two entrance doors at the front and is one large open space within. The garage has a concrete floor, two ceiling light fittings, windows each side and power points.

The workshop is accessed through a door at the end of the garage or via a separate external door. There are workbenches, shelving, two ceiling light fittings, power points and two south-facing windows looking out to those fantastic views.

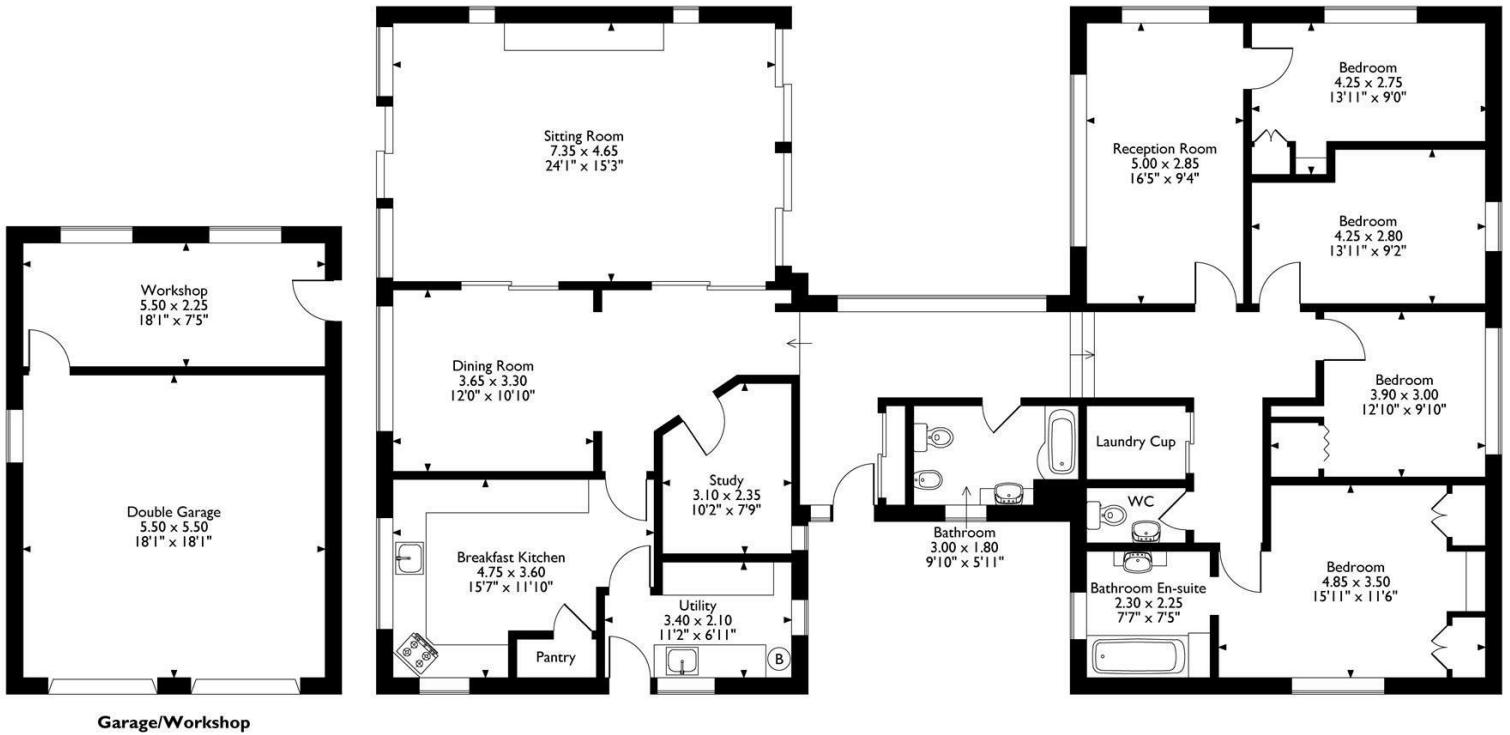
## Garden and Paddock

The lawned garden wraps around the home and in the south-west corner is a large goat willow tree, with Japanese flowering cherry tree at the front. A dining patio beside the sitting room provides a great spot for breakfast or evening drinks.

A low stone wall forms the left-hand boundary with the garden of Rock House immediately beyond. A path leads through to the paddock, with high trees on all sides providing privacy and shelter. A lovely peaceful meadow slopes gently down towards - but not quite to - the water's edge of Cromford Canal.



Elm Croft  
Approximate Gross Internal Area  
233 Sq M / 2508 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	

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