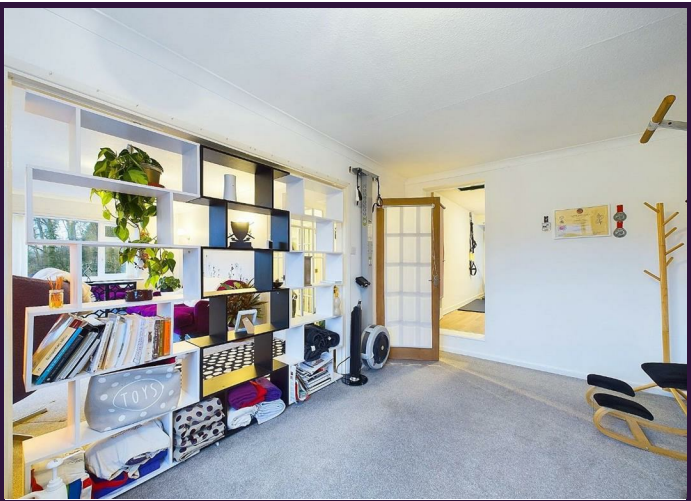




GRANT'S
OF DERBYSHIRE

37 Ridgewood Drive, Matlock DE4 3RJ
Offers Around £313,500

Situated on a peaceful cul-de-sac in a popular residential area on the outskirts of the historic village of Cromford is this delightful two bedroomed semi detached property. Occupying a spacious corner plot in an elevated position, the far reaching views are simply stunning and the beautiful gardens surrounding the property are extremely well maintained. The accommodation itself comprises an entrance hallway, open plan living/dining room, fitted kitchen, sunroom, bathroom, two double bedrooms as well as an office/gym room. The property is very well presented throughout and benefits from gas central heating and uPVC double glazing. No Upward Chain. Viewing highly recommended. No Upward Chain.



Location

Ridgewood Drive is situated off Intake Lane which is a sought-after location in Cromford, with country walks available on the nearby High Peak Trail which leads to Black Rocks and Middleton Top to the West or Cromford Canal and Meadows to the east, making it ideal for those who enjoy walking, mountain biking and the general outdoors. It is within easy reach of a range of local amenities which include a primary school, post office, restaurants, public houses, church and a renowned bookshop. Matlock is located 3 miles to the north and Wirksworth 2 miles to the south, both of these towns offering a wider range of amenities including shops, schools and leisure facilities. The Peak District National Park is close by and approximately six miles away is Carsington Water with its water sports and leisure facilities. The nearby A6 provides swift onward travel to both the north and south and Cromford has its own railway station allowing easy access to Derby and London St Pancras. The village of Cromford, a World Heritage Site, was originally developed by Sir Richard Arkwright and is one of the best preserved factory communities of the early Industrial Revolution. Much of the village has been made an Outstanding Conservation Area and many of the buildings have been listed.

Ground Floor

The property is accessed via the tarmac driveway where an obscure glass uPVC double glazed door opens into the

Porch 5'5" x 4'4" (1.67 x 1.34)

With space for hanging coats etc. From here is a part glazed hardwood entrance door and obscured pane. This opens into the

Entrance Hallway 14'7" x 5'11" (4.45 x 1.81)

A light and open space with decorative vinyl flooring, a door to the right opens into the kitchen and stairs lead down to the first floor.

Kitchen 10'9" x 8'10" (3.30 x 2.70)

With vinyl tiled flooring, this modern kitchen is fitted with a good range of wall and base units with work surfaces and a pleasant breakfast bar. The chrome sink

with mixer tap is located beneath the triple glazed uPVC window to the front aspect. There is space for a free standing fridge freezer and integrated appliances electric oven and induction hob with extractor hood over.

Sun Room 8'4" x 6'10" (2.56 x 2.10)

A delightful addition to the home accessed from the kitchen. It is lit by ceiling spotlights but also enjoys plenty of natural light flooding through the windows to all three aspects. It provides the perfect spot in which to sit and enjoy the peace and tranquility. A door provides external access.

Open Plan Sitting/Dining Room

Providing a versatile open living space with partitions in preferred.

Sitting Room 17'3" x 10'6" (5.28 x 3.21)

A delightful, light and airy reception room with coving to the ceiling and the large window to the front aspect taking full advantage of the fabulous outlook. There is an additional window to the side aspect with a pleasant outlook of the garden.

Dining Room 13'8" x 8'11" (4.17 x 2.73)

With ample space for a good sized dining table and chairs. A large window to the rear aspect provides the same spectacular outlook of the surrounding countryside. A door provides access to the

Guest Cloakroom & Utility 10'11" x 6'8" (3.34 x 2.05)

With a contemporary two piece suite comprising of a dual flush WC and pedestal wash basin with potential to add in a shower cubicle to this room. There is space and plumbing for a washing machine and tumble drier and fitted cupboards for household items. The room is lit by inset spotlights and has an obscure window to the side aspect.

Office/Gym 15'1" x 8'5" (4.62 x 2.58)

Another great addition to the property providing use for an office, home gym or storage space. This room is lit by ceiling spotlights and there is a triple glazed window to the front aspect.

Lower Ground Floor

From the entrance hall, stairs lead down to the lower ground floor where the door on the left leads into

Bedroom Two 13'8" x 9'0" (4.17 x 2.75)

A double bedroom to the rear aspect with fantastic countryside views.

Bedroom One 14'10" x 10'7" (4.54 x 3.23)

Another good sized double bedroom to the rear of the property with a large window enjoying fantastic far reaching views.

Shower Room 9'10" x 6'2" (3.02 x 1.89)

A spacious part tiled shower room benefitting from underfloor heating, with walk in cubicle and electric shower, a vanity wash hand basin with cupboards beneath and low flush WC. There is an obscured glass window to the side aspect and a part glazed uPVC door providing access to the outside patio area.

Outside & Parking

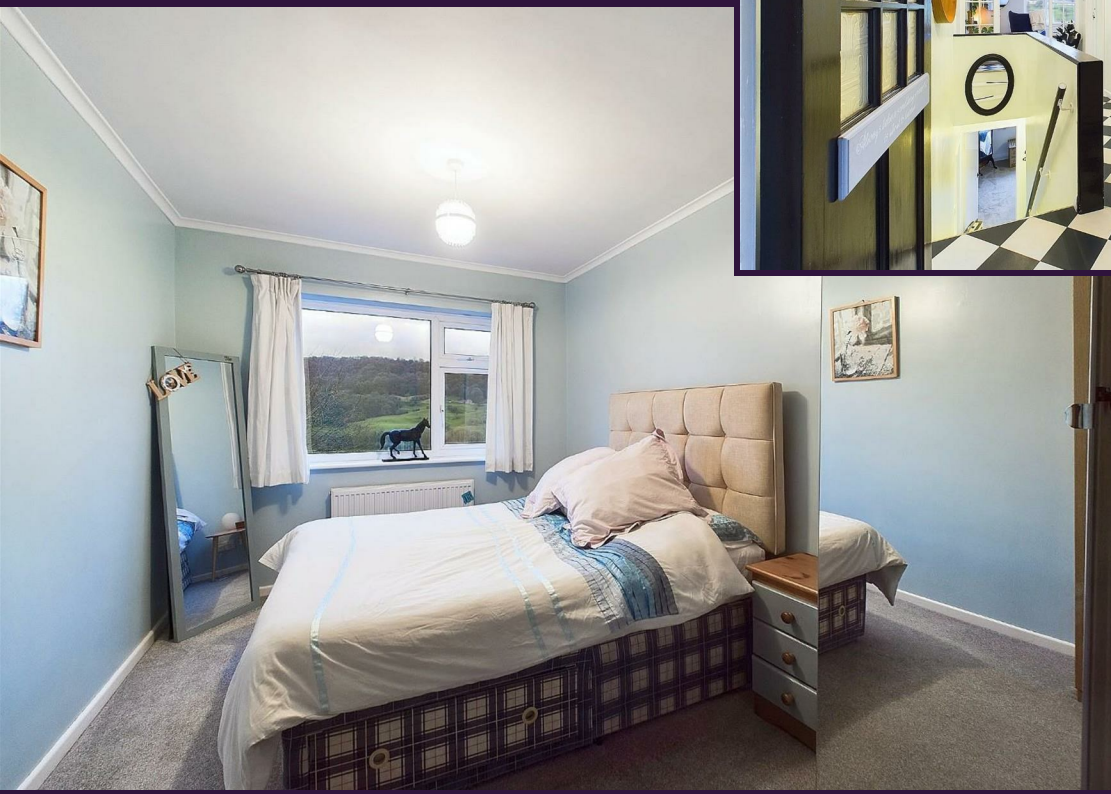
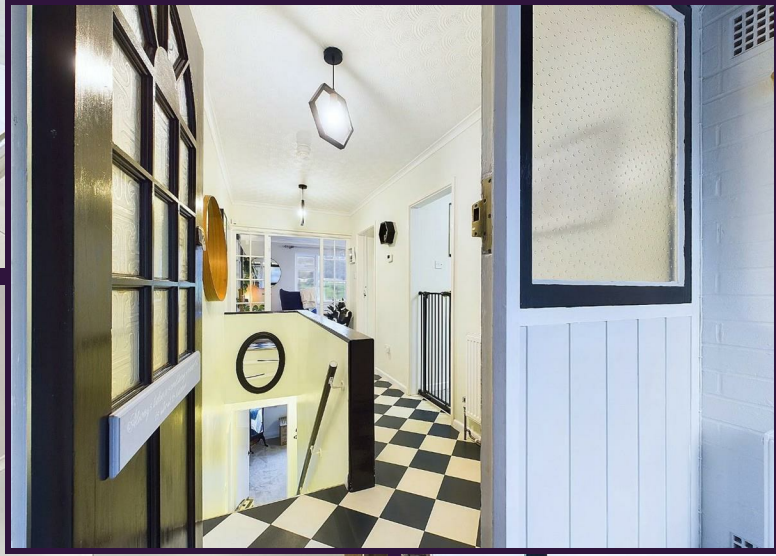
As the home occupies a corner plot, the outside space is larger than average and would delight any keen gardener. There is an elevated garden to the front of the home which incorporates a lawned area and borders filled with a variety of plants. Adjacent to this is a driveway providing parking for one vehicle. There is gated access to the right hand side of the driveway where a pathway leads to the rear garden where there's a paved patio area with the most spectacular views of the surrounding countryside. As well as the sizeable lawn there are planted borders and so many beautiful trees and shrubs and a small pleasant seating area with wildlife pond.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2,224 per annum.

Directional Notes

From the traffic lights in the centre of Cromford, take the A6 south towards Derby for a short distance, then take the first right onto Intake Lane. Fork left to stay on Intake Lane, then Ridgewood Drive is the first left. Number 37 is at the head of the cul de sac on the left hand side.







Approximate total area⁽¹⁾
 110.1 m²
 1185.11 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

