



GRANT'S  
OF DERBYSHIRE

27 Ridgewood Drive, Cromford, Matlock DE4 3RJ  
Offers Around £340,000



Grant's of Derbyshire are delighted to offer for sale this well-presented, three-bedroom detached property located in this sought after village of Cromford, on a quiet, residential cul-de-sac. The property occupies an elevated position, with far-reaching views over the surrounding countryside. The accommodation comprises an entrance porch, kitchen, dining room and sitting room in an open-plan layout, along with two double bedrooms and a shower room on the upper ground floor. On the lower ground floor there is a third bedroom which could also be used as an additional reception room, a utility room and an ensuite shower room. To the rear of the property there is a good sized garden with multiple levels and views over Cromford Meadows. The property benefits from gas central heating, uPVC double glazing, a single garage and a loft space with potential for conversion. No upward chain. Viewing highly recommended.



### **Upper Ground Floor**

The property is accessed via a part glazed uPVC door which opens into the

#### **Entrance Porch 17'2" x 2'11" (5.25 x 0.90)**

From here there is access to the rear garden, garage and the

#### **Kitchen 9'10" x 11'4" (3.01 x 3.47)**

Fitted with a range of matching wall base and drawer units, there is also an integrated dishwasher, gas oven and hob with extractor over and an inset stainless steel sink with drainer and swan neck mixer tap over. There is a large uPVC window to the front aspect and a stone archway leads through to the

#### **Dining Room 12'11" x 15'9" (3.94 x 4.82)**

A good sized reception room with ample space for a dining table and chairs, there is an electric fire with stone surround and a large opening into the

#### **Sitting Room 11'6" x 19'8" (3.51 x 6.01)**

Another sizeable reception room with a uPVC window to both side aspects. There are also two sets of patio doors which open onto a balcony which overlooks the rear garden and the surrounding countryside. An internal window sees through to the

#### **Hallway 5'7" x 7'10" (1.72 x 2.41)**

Here, there is access to the second bedroom, third bedroom and

#### **Shower Room 6'9" x 7'10" (2.07 x 2.39)**

Fitted with a three piece suite to include a dual

flush WC, thermostatic shower and a vanity wash basin with mixer tap over and cupboard beneath. There is also a ladder-style radiator and obscured glass uPVC window which faces the front aspect.

#### **Bedroom Two 12'9" x 8'8" (3.91 x 2.66)**

A good sized double bedroom with fitted wardrobes and a full length window to face the rear aspect.

#### **Bedroom Three 9'10" x 10'8" (3.00 x 3.27)**

Another double bedroom with fitted wardrobes and a large uPVC window to the front aspect.

### **Lower Ground Floor**

From the hallway, stairs lead down to the lower ground floor and into the

#### **Utility Room 8'0" x 7'11" (2.44 x 2.43)**

With space and plumbing for a washing machine and a tumble dryer, there is a part glazed uPVC door which opens to the garden and another door leads through to

#### **Bedroom One 14'7" x 11'2" (4.45 x 3.41)**

This room has potential to be used as an additional reception room or alternatively a guest or first bedroom. It features uPVC patio doors to the rear aspect which open onto a paved patio area, perfect for outdoor dining. A door leads through to the

#### **Ensuite Shower Room 7'5" x 7'10" (2.27 x 2.40)**

With a three piece suite to include a low-level flush WC, thermostatic shower and pedestal wash basin with ceramic countertop either side.

### **Loft 12'5" x 31'1" (3.81 x 9.48)**

Currently accessed via a loft hatch and ladder, this is an extremely good sized space, ideal for household storage but with potential for conversion subject to obtaining the necessary permissions.

### **Outside & Parking**

To the front of the house is a driveway with space for at least one vehicle along with a single garage. There is also a set of steps which lead down to the front door and a paved patio area surrounded by a range of colourful plants and shrubs. Immediately to the rear of the property is another sizeable patio area, with plenty of space for outdoor furniture and steps which drop down to the first tier of lawn which is boarded by a selection of mature trees and shrubs. Further steps descend to a larger lawn area, complete with a small paved seating section. The rear garden offers a stunning view of Cromford Meadows and the surrounding hills and countryside.

### **Council Tax Information**

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £1629.16 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 27 is located on the left hand side.











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.

