



GRANT'S
OF DERBYSHIRE

12 Hodder Close, Crich DE4 5NH
Offers Around £499,995

Enjoying a quiet cul-de-sac location within easy reach of the centre of the popular village of Crich is this spacious detached family home. The accommodation itself comprises a generous sitting room leading into a conservatory, a formal dining room, a study, a cloakroom, a kitchen, and a utility room. To the first floor are four bedrooms, one with an ensuite shower room, and a family bathroom. Externally, a block paved driveway provides ample parking and leads to a double garage, whilst the fully enclosed rear garden offers a delightful and private outdoor space, perfectly for enjoying the outlook onto open fields. The property is immaculately presented throughout and benefits from gas central heating and double glazing. Viewing Highly Recommended.



Location

Nestled on the edge of the Derbyshire Dales, the village of Crich enjoys an elevated position in the rolling Derbyshire hills and is home to the Tramway Village and the iconic Crich Stand, a clifftop memorial. It offers easy access to nearby towns such as Matlock (approximately five miles to the northwest), as well as Derby and Nottingham. Crich boasts a range of local amenities, including schools, a medical centre, a post office, public houses, a butcher, an Indian restaurant, a Fish Bar, a general store, and 'The Loaf'—a popular bakery and coffee shop. A wide selection of walks and rural activities are available on the doorstep and the delights of the Peak District are just a short distance away.

Accommodation

Ground Floor

To the front of the home is an entrance door with glazed panel. This opens into the

Entrance Hallway

This light and welcoming entrance sets the tone for the quality found throughout the home. The staircase leads up to the first floor, doors open to the sitting room, kitchen, study, and guest cloakroom and a wide opening provides access to the dining room. A further door opens to a useful storage cupboard, perfect for hanging coats and storing footwear, ensuring a neat and organised hallway.

Sitting Room 16'7" x 12'4" (5.08m x 3.77m)

This is a spacious and elegant reception room. A fireplace with a marble hearth, housing a Clear View multi-fuel stove, creates a charming focal point as well as adding warmth and character. Natural light floods through the windows to the side and rear aspects, enhancing the airy feel. Glazed sliding doors lead into the conservatory, providing a connection to additional living space and garden views.

Conservatory 13'5" x 11'0" (4.09m x 3.37m)

The conservatory is a fantastic addition to the home, providing the perfect spot in which to relax and enjoy the peace and tranquility of the surroundings. With windows to three aspects, it is bathed in natural light and offers a delightful view over the garden towards the fields beyond. Doors open out onto the patio area, seamlessly connecting indoor and outdoor living spaces.

Dining Room 11'3" x 8'9" (3.43m x 2.68m)

The dining room, located at the front of the home, is accessed from the entrance hallway. It offers ample space for a good sized table and chairs, making it an ideal setting for both everyday meals and entertaining guests.

Study 10'10" x 8'2" (3.32m x 2.50m)

The study has a side-aspect window, allowing natural light to brighten the space. Currently used as a home office, it offers a quiet environment for work or study. However, its versatility means it could equally serve as a snug, playroom, or hobby space, adapting to suit a variety of needs.

Guest Cloakroom 6'1" x 4'5" (1.87m x 1.36m)

With a continuation of the tiled flooring from the entrance hallway and having an opaque glass window to the side aspect, this room is fitted with a low flush WC and a pedestal wash hand basin with mixer tap and tiled splash back.

Kitchen 10'6" x 10'3" (3.21m x 3.13m)

This well appointed kitchen is fitted with a good range of wall and base units with roll top work surfaces and tiled splashbacks. The one and a half bowl sink with swan neck mixer tap is ideally located beneath the window to the rear aspect enjoying a pleasant outlook over the garden to the fields beyond. Integrated appliances include the Bosch dishwasher, a fridge and a freezer and also included in the sale is the Belling range-style cooker with extractor hood over. The floor is tiled and the room is lit by inset spotlights. A door to the side opens into the

Utility Room 9'8" x 5'7" (2.97m x 1.72m)

With a window to the rear aspect and fitted with a wall unit, work surface with tiled splashback and one base unit. There is under counter space and plumbing for a washing machine as well as space for a freestanding fridge freezer. A door opens to a most useful pantry cupboard fitted with shelving and adjacent to this is a part glazed door opening to the exterior.

First Floor

The quarter turn staircase leads up from the entrance hallway to the

Landing

With a front aspect window and doors opening to the four bedrooms and the bathroom. A further door opens to a built-in storage cupboard which also houses the Worcester gas fired combination boiler.

Bedroom One 13'6" x 10'5" (4.13m x 3.19m)

The main bedroom is extremely well proportioned. A rear-aspect window allows fine views over the garden towards the open fields beyond.

Ensuite Shower Room 8'1" x 5'7" (2.47m x 1.71m)

This partially tiled room is of a good size and is fitted with a three piece suite comprising low flush WC, wash hand basin with mixer tap set atop a vanity unit and a shower cubicle with thermostatic shower. The room is lit by inset spotlights and there is an obscured glass window to the rear aspect.

Bedroom Two 11'3" x 8'9" (3.45m x 2.68m)

The second double bedroom is to the front of the home and has the benefit of built-in wardrobes providing ample storage and hanging space. The window allows a pleasant outlook over the close towards St Mary's Church.

Bedroom Three 9'8" x 7'4" (2.95m x 2.26m)

This bedroom is situated at the rear of the home enjoying similarly excellent views as from the main bedroom.

Bedroom Four 9'0" x 6'8" (2.76m x 2.04m)

With a front aspect window looking out onto the close.

Family Bathroom 8'3" x 6'4" (2.54m x 1.95m)

The part tiled bathroom is lit by inset spotlights and has an obscured glass window to the side aspect. It is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath with shower over. There is also a wall mounted ladder style heated towel rail.

Outside

To the front of the home is a block-paved driveway which provides ample parking and leads to the double garage. A gated pathway runs along the right hand side of the property, offering access to the rear gardens.

At the rear, a flagged and gravelled sun terrace provides the perfect space to relax and enjoy the south westerly aspect and the pleasant views over the garden towards open fields. Beyond the terrace, the garden is laid to lawn and incorporates borders filled with flowering plants and ornamental shrubs. The garden is fully enclosed by stone walling and timber fencing and offers a good degree of privacy.

Garage 16'6" x 16'2" (5.05m x 4.95m)

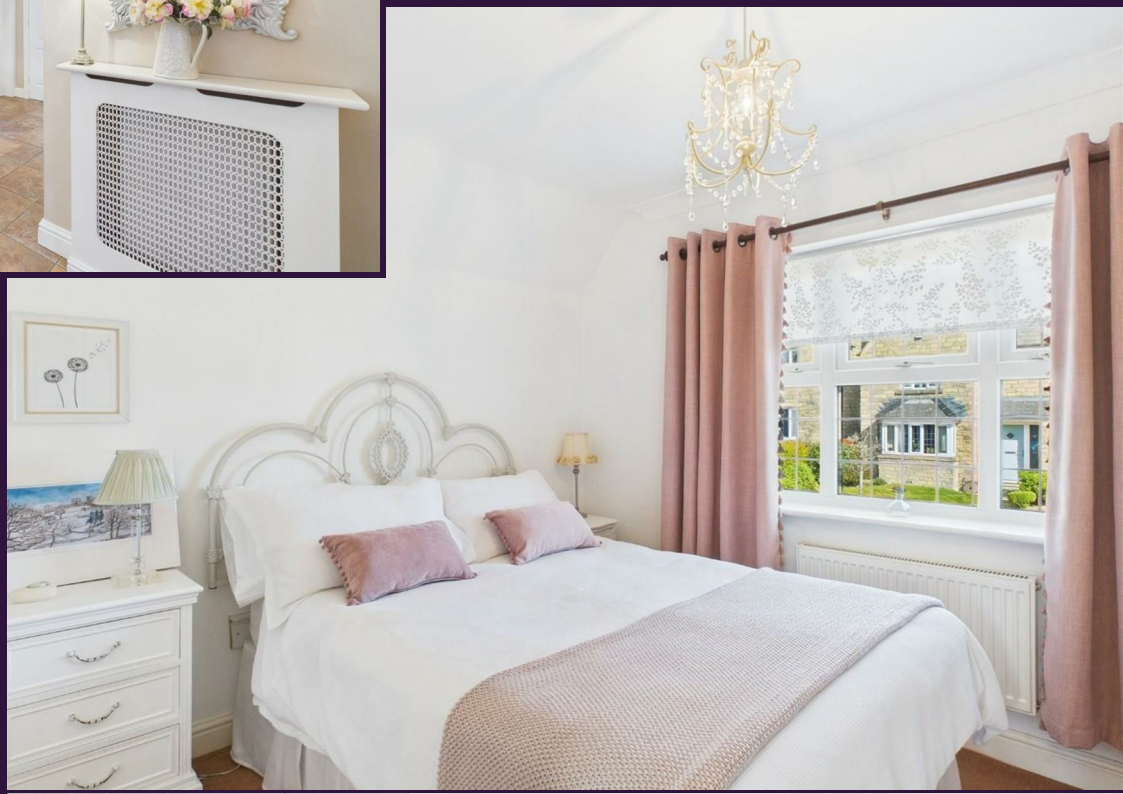
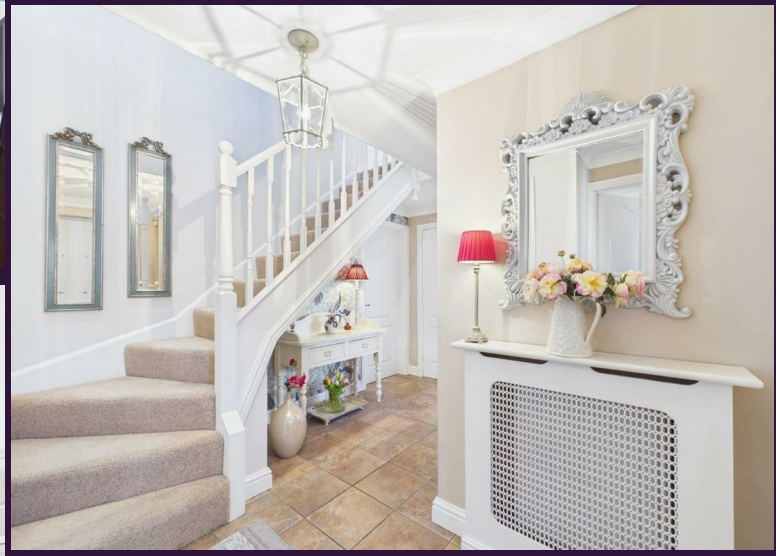
Accessed from the driveway via the twin up-and-over doors, this double garage has the benefit of both power and light. A ledge and brace door provides pedestrian access to the left hand side of the property, leading to the rear garden. The garage is open to the apex of the roof therefore offering useful additional storage space.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band F which is currently £3166 per annum.

Directional Notes

From Crich Market Place climb the hill (Bowns Hill) in the direction of Alfreton and bear left at the memorial cross into Cromford Road. Continue along Cromford Road and opposite the church turn left into Dowie Way. Hodder Close is the first turning on the left and number 12 can be found after a short distance on the right 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.

