



## Sherwood Drive, Crich, DE4 5NL

**£450,000**

With no upward chain and vacant possession, this stylish family home occupies a large corner plot and has pretty, colourful gardens. In immaculate condition, the home has a garage, two off-road parking spaces and spacious bright and airy rooms throughout.

On the ground floor, the entrance hallway leads through to the lounge, WC, kitchen-diner and on through to the utility room. To the first floor are four double bedrooms and the family bathroom.

The neat front garden is packed with colourful flower beds and this is surpassed by the splendid rear garden, which has raised flower beds, a neat lawn and large dining patio. In front of the garage is space for two vehicles to park.

The popular village of Crich is well-served with eateries and amenities including The Loaf bakery, Indian restaurant, great pub, grocery store, independent shops, hair and beauty salons and the famous Crich Tramway Museum. For youngsters there is a thriving youth club, great park with football pitch and outdoor gym plus the popular primary school. A daily bus service runs to the nearby secondary schools in Wirksworth and Matlock. Within 5 minutes you can walk to countryside treks in all directions and the hills surrounding the village offer some challenging rides for cyclists. It's a fantastic place to live and from which to explore the local area and the delights of the Peak District.





Front of the home

This attractive sandstone detached home sits on a corner plot towards the end of this popular estate. The block paved driveway has space for two vehicles to park in front of the integral garage, which has a Garador up-and-over door. A path on the right leads to a timber gate through to the rear garden.

On the left is a neat lawn with flower bed in front of the bay window of the lounge. The beech hedge and decorative iron railing fence form the border to the front and side, where more flower beds are packed with colourful plants and bushes.

Enter the home through a half glazed composite front door with chrome letterbox and handle. An outside light is overhead under the canopy porch.

Entrance Hallway

This bright and welcoming entrance to the home opens out to the left, with space for seating and a sideboard. There is room on the right for coat hooks and footwear. The hallway has white oak herringbone Karndeian flooring, two ceiling light fittings, a radiator and stairs up to the first floor. Doors lead into the lounge, kitchen-diner and WC.

Lounge

17'5" x 11'10" (5.31 x 3.61)

Double timber-framed glass paneled doors open into the beautiful lounge. This lovely dual aspect room has wide bays to the east and north, plus a west facing window looking out to the driveway. The carpeted room has a ceiling light fitting, radiator and - like all rooms - skirting boards.

Kitchen-Diner

17'4" x 15'7" (5.3 x 4.77)

Bright and airy, with lots of natural light pouring in from the wide bay with patio doors and south-facing window above the sink, this is a spacious and uplifting kitchen-diner. The Karndeian flooring flows through from the hallway and round to the utility room.

On the left, the large worktop has an integrated fridge-freezer and then a range of sleek high and low cabinets including a number of always-popular deep pan drawers. There is also an integrated Zanussi dishwasher and a Zanussi four-ring gas hob and electric oven with chrome and glass extractor fan above. The inset 1.5 stainless steel sink and drainer with chrome mixer tap sits beneath the south facing window looking out to the rear garden.

The dining area has space for a 6-8 seater dining table with ceiling light fitting directly above. The room also has a radiator, wide bay window with patio doors to the rear garden and room for seating. An open arched entrance leads through to the utility room.

Utility Room

9'10" x 4'5" (3 x 1.36)

On the left, a half glazed uPVC door leads to the rear garden. The worktop has space and plumbing below for a washing machine and tumble dryer and cupboards above. This is also a useful entrance after a hearty local walk and there is room to divest of coats and footwear here.

Integral Garage

Accessed from the utility room and from the front driveway, the garage has a useful matting floor which eliminates concrete dust. Currently used as a store room, the substantial amount of shelving and racking can remain. The Ideal boiler is located here and there are power points - handy for placing a fridge-freezer here too. The garage also has multiple ceiling light fittings.

Ground Floor WC

A white paneled door leads through from the entrance hallway and the Karndeian flooring flows through. The capsule WC has an integral flush and the Ideal Standard wall-mounted sink has chrome taps. The bottom half of the walls are tiled and the room has a frosted double glazed window, radiator, ceiling light fitting and extractor fan.

Stairs to first floor landing

Carpeted stairs lead up from the entrance hallway and have a balustrade with decorative spindles on the left. The galleried L-shaped landing is carpeted and has a ceiling light fitting and loft hatch overhead. The loft itself is boarded.

Matching paneled doors with chrome handles lead into each of the four double bedrooms and the family bathroom. There is also an airing cupboard with large water tank and a radiator.

Bedroom One

14'8" x 14'7" (4.49 x 4.46)

The master bedroom is spacious and has double fitted wardrobes and a wide north facing window. The carpeted room has a radiator, ceiling light fitting, feature wall and plenty of space for a double bed and furniture. A door leads through to the en-suite shower room.

Bedroom One en-suite

8'0" x 5'1" (2.46 x 1.57)

With tile-effect vinyl flooring, this en-suite has a large double mains-fed shower with sliding glass doors and tiled surround. The tall Ideal Standard vanity unit has a contemporary rectangular sink with chrome mixer tap. The capsule WC has an integrated flush and the room also includes a frosted double glazed window, radiator, wall-mounted cupboard, recessed ceiling spotlights and extractor fan.

Bedroom Two

12'8" x 10'4" (3.87m x 3.15)

Currently used as a spacious home office, this double bedroom has a large south facing window with open aspect and view down the quiet side street. The room is carpeted and has a radiator and ceiling light fitting.

Bathroom

8'10" x 6'8" (2.7 x 2.05)

Bathrooms with a separate bath and shower cubicle are always very popular. This shower cubicle has folding glass doors, a mains-fed shower and tiled surround. The bath has an unusual corner-positioned chrome mixer, enabling you to truly stretch out and relax. The ceramic WC has an integral flush and the pedestal sink has a chrome mixer tap. The bottom half of the walls are tiled and the room also has a frosted double glazed window, radiator, ceiling light fitting and extractor fan.

Bedroom Three

12'1" x 10'0" (3.7 x 3.05)

Another spacious double with wide south facing window, this carpeted bedroom has plenty of room for a bed and additional furniture. The room also has a radiator and ceiling light fitting.

Bedroom Four

12'8" x 10'0" (3.88 x 3.07)

This large double bedroom has a north facing window and wide, deep alcove with plenty of room for a wardrobe. This carpeted room also has a radiator and ceiling light fitting.

Rear Garden

This garden has been carefully and lovingly created over the past four years. It is an attractive south facing walled garden which has a large dining patio and seating area. Several raised flower beds and a rockery are packed with carefully selected colourful plants. In the centre of the garden, contemporary hanging lights are strung between strategically-placed tall posts. There is a tall timber fence on the right, with space for a shed, storage and seating. The garden also includes outside lighting and an outside tap. The garden is a peaceful, beautiful sanctuary at the rear of the home.

