



## Woodside, Crich, DE4 5FX

We love the position of this home, on a quiet private drive within walking distance of the bustling village centre. This immaculate, elegant home has parking for 3 vehicles, a landscaped garden, spacious rooms throughout and is very energy-efficient.

On the ground floor, the entrance hallway leads through to the living room, a huge kitchen-diner with space for a family seating area too, the utility room and a useful ground floor WC. To the first floor are three double bedrooms (two with en-suite shower rooms), a single bedroom/home office and family bathroom. The neat rear garden has been landscaped and includes a lawn, dining patio, seating area, flower beds and space for a large shed. To the front, there is space to park three vehicles in front of the home and integral garage.

Crich is one of our favourite villages in the whole area - The Loaf Bakery includes a popular cafe and there are a range of grocers, independent shops, pub, restaurant, 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.

- Immaculate 4 bedroom, 3 bathroom detached family home
- On quiet private drive of only four houses
- Landscaped rear garden with dining patio and elevated seating area
- Popular village with school, bakery, shops, pubs and restaurant
- Extended driveway with parking for 3 vehicles side-by-side
- Huge kitchen-diner with underfloor heating
- Log burner
- Integral garage
- Energy efficient - EPC rating 'B'
- Utility room and ground floor WC

**£489,000**

## Front of the home

In a secluded location on a private road of just four homes, off another quiet road, this attractive twin-gabled home has a sandstone brick facade and tiled roof. The tarmac drive has been widened to accommodate three vehicles side-by-side. A path on the left leads to a gate into the rear garden, whilst the integral garage has a Garador up-and-over door.

The canopy porch with wooden pillars provides shelter over the wall-mounted letterbox, outside light, Ring doorbell and space for storing logs. Enter the home through the composite front door with chrome handle and letterbox.

## Entrance Hallway

This uplifting entrance to the home has a high ceiling with two light fittings, stylish oak-effect high quality vinyl floor and panelled walls. These all combine to create an elegant first impression. There is space for a console table and there are a radiator, fitted Venetian blinds and stairs up to the first floor. Matching white panelled doors with chrome handles open into the integral garage, WC, kitchen-diner and living room.

## Living Room

18'10" x 12'1" (5.75 x 3.7)

This beautiful, classically-decorated room is accessed directly from the entrance hallway and through a wide open entrance from the family area within the huge kitchen-diner. The wide south-facing bay window has fitted Venetian blinds and floods the room with natural light. The room is carpeted and has two radiators, two ceiling light fittings and a feature wall with wood panelling.

The focal point of the room is the Clearview wood burning stove and flue, set upon a tiled hearth within the substantial fireplace, with oak lintel above.

## Kitchen-Dining Room-Living Area

26'2" x 11'1" (8 x 3.4)

This very spacious and light room has two sets of double patio doors (with fitted pull-down blinds) out to the rear garden and an additional window in the kitchen. The porcelain-tiled floor with underfloor heating flows seamlessly through to the utility room and the high ceiling includes two light fittings in the dining area and recessed ceiling spotlights in the kitchen.

As shown, the family area beside the living room has plenty of space for seating and furniture such as a TV cabinet. This is a great space for family and friends to gather, at the heart of the home beside the garden. The dining area has space for a six-seater (or larger) dining table and there are two radiators in this space.

The kitchen has a long U-shaped granite worktop and splashbacks, with subway-style bricks above. The range of high and low cabinets include an integrated Kenwood dishwasher and AEG fridge-freezer. In the centre of the worktop is an AEG five-ring gas hob with extractor fan above and electric oven below. Set beneath the wide north-facing window with views to the rear garden is a 1.5 stainless steel Butler's sink with distinctive chrome mixer tap. The window has a fitted roller blind.

## Utility Room

8'2" x 5'2" (2.5 x 1.6)

A door from the kitchen reveals this useful utility room, with a worktop on the left including an integral stainless steel sink with chrome mixer tap. There is a full-height cabinet at the left-hand end and high and low cabinets. Below the worktop is space and plumbing for a washing machine and tumble dryer. The room includes recessed ceiling spotlights and a half-glazed door to the side passage.

## WC

With contemporary ceramic floor tiles, this room includes a ceramic WC with integral flush, pedestal corner sink with chrome mixer tap, recessed spotlight, extractor fan and radiator.

## Stairs to first floor landing

Carpeted stairs with a banister on the right lead up to the galleried landing. This spacious light area includes a radiator, two ceiling light fittings and room for a bookcase and seating. Overhead is a positive airflow ventilation unit too. Matching white panelled doors with chrome handles lead into the four bedrooms, bathroom and airing cupboard.



## **Bedroom One (Master)**

13'11" x 11'5" (4.25 x 3.5)

This spacious double at the rear has far-reaching views beyond the rear garden and over rooftops to countryside to the north east. The carpeted room has a radiator, two ceiling light fittings and fitted wardrobes along the full width of the wall on the right. The windows have fitted Roman blinds and there is a door to the en-suite shower room.

## **Bedroom One en-suite**

8'2" x 3'11" (2.5 x 1.2)

A double shower cubicle on the right houses a mains-fed shower and has a tiled surround. There is a contemporary tiled floor, chrome vertical heated towel rail, recessed spotlights and extractor fan. The room includes a ceramic WC with integral flush, Ideal Standard ceramic pedestal sink with chrome mixer tap and frosted double glazed window.

## **Bedroom Two**

12'7" x 8'4" (3.85 x 2.55)

This large double at the rear also has views over the rear garden. This carpeted room has a radiator, ceiling light fitting and fitted roller blinds. There are full-width fitted wardrobes too and a door to the en-suite shower room.

## **Bedroom Two en-suite**

8'2" x 3'11" (2.5 x 1.2)

With a contemporary tiled floor, this room has a double shower cubicle with sliding glass doors, tiled surround and mains-fed shower. The room has a ceramic WC, ceramic Ideal Standard ceramic pedestal sink with chrome mixer tap and chrome vertical heated towel rail. There is a frosted double glazed window, recessed spotlights and extractor fan.

## **Bathroom**

8'4" x 6'6" (2.55 x 2)

The bath has a chrome mixer tap and mains-fed shower above. There is an Ideal Standard ceramic pedestal sink with chrome mixer tap, ceramic WC with integral flush and wide frosted double glazed window. The room has a contemporary tiled floor, recessed spotlights, extractor fan, tall chrome vertical heated towel rail and wall-mounted mirrored cabinet.

## **Bedroom Three**

12'5" x 9'8" (3.8 x 2.95)

Another large double bedroom, this is located at the front of the home, with tremendous far-reaching views south east to rolling countryside. The windows have fitted Venetian blinds and this carpeted room has a full-width fitted wardrobe on the left, radiator and ceiling light fitting.

## **Bedroom Four**

10'9" x 8'4" (3.3 x 2.55)

Currently a home office, this room is carpeted and has a radiator and ceiling light fitting.

## **Integral garage**

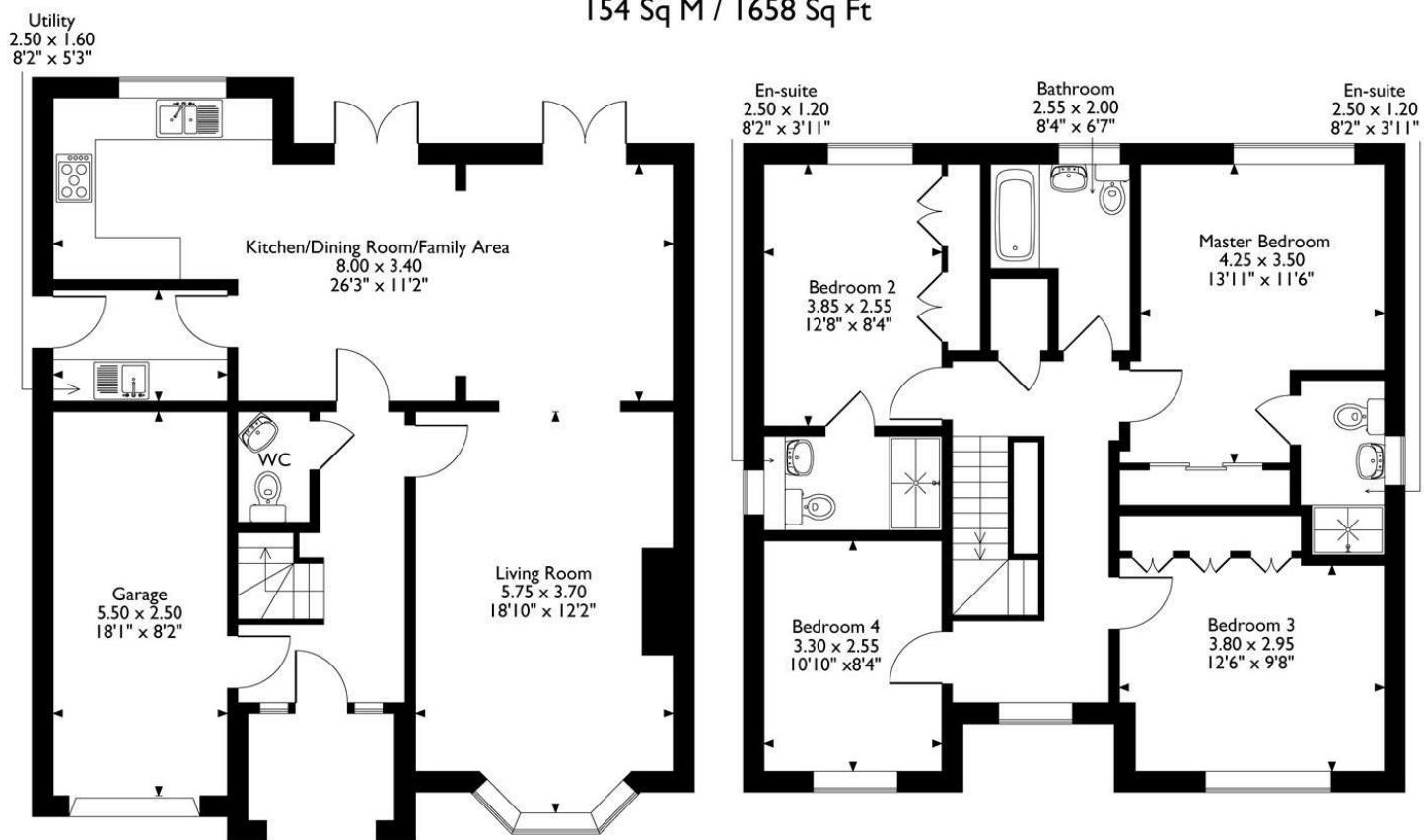
Accessed from the driveway and inner hallway, the garage has lighting and power.

## **Rear Garden**

The full-width dining patio has plenty of space for outdoor dining, seating and planters. There is an outside tap, light and hanging basket bracket here. There is space and hard-standing for a shed to the left of the lawn and a pretty flower bed on the right packed with colourful plants and apple trees. A tall silver birch tree stands proud at the end of the lawn and stepping stones meander through the lawn to the tiered flower beds and elevated seating area in the top left corner. This is a quiet sanctuary which is not overlooked and has timber fenced boundaries right and left, with a dry stone wall at the end.



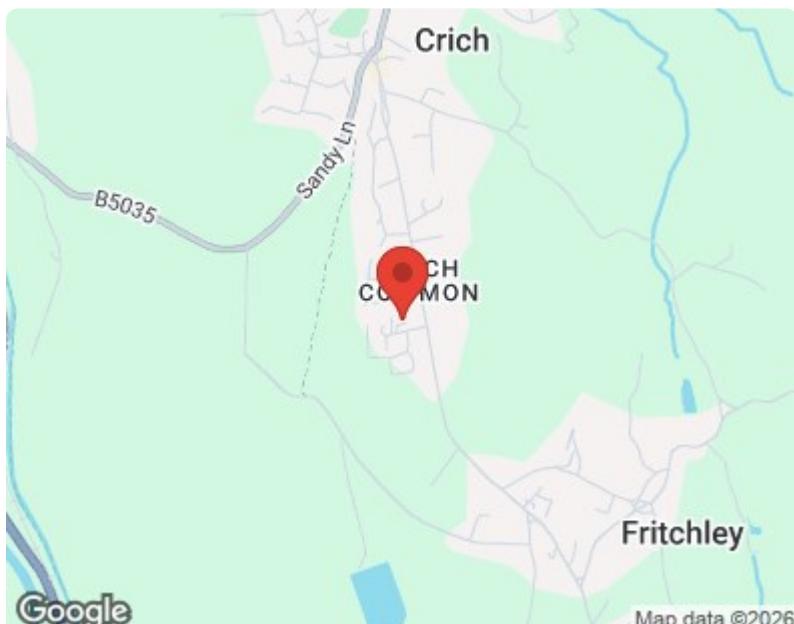
**3 Woodside**  
**Approximate Gross Internal Area**  
**154 Sq M / 1658 Sq Ft**



**Ground Floor**

**First Floor**

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			
England & Wales		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			
England & Wales		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