



## Grays Close, Crich Matlock, DE4 5PF

Overflowing with magnificent features, this substantial family home has a cinema room, outdoor bar and barbecue oven, south-facing garden, driveway with parking for two vehicles and is in fantastic condition throughout. With solar panels, the home has an EPC rating of B and has countryside views to the front and far-reaching views at the rear.

On the ground floor, the hallway leads through to the lounge, breakfast kitchen, dining room, utility, ground floor WC and cinema room (in the garage conversion). To the first floor the breathtaking landing has doors to five double bedrooms (two en-suite), a sixth bedroom which is currently used as a home office and the family bathroom. At the front of the home is driveway parking for two vehicles. The wonderful rear south-facing garden has a large covered bar and seating area, built-in barbecue oven with dining patio and lawns.

Crich is one of our favourite villages in the whole area - with The Loaf Bakery, pan-Asian restaurant, great pub, grocers, 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.

- Substantial 6 bedroom, 3 bathroom family home
- Energy-efficient EPC rating B
- Solar panels
- Outdoor bar and covered seating/dining patio
- Garden barbecue oven and additional dining patio
- Top-of-the-range cinema room with star ceiling
- Wide driveway with parking for 2 vehicles
- Elevated position with far-reaching views
- South-facing garden with large lawn
- Breakfast kitchen, separate dining and utility rooms
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**£650,000**

# Grays Close, Crich, Matlock, DE4 5PF

## Front of the home

This attractive and substantial double-fronted home has an integral double garage - which has been converted to a cinema room - with a driveway in front, with space for two vehicles to park. On the left is a neat rectangular lawn. A path on the left leads to a secure storage space and on the right is an EV charging point and path to the rear garden. The front door has a canopy porch with integral light overhead. Enter through the part-glazed composite front door.

## Entrance Hallway

The very impressive hallway has a staircase directly in front and room each side for a console table and for coats and footwear. There is a ceiling light fitting, radiator and LVT (luxury vinyl tile) flooring which flows seamlessly through to the breakfast room and dining room. Double white panelled doors lead into the lounge on the left, with a glass door into the kitchen. We love the clever push-release drawers under the stairs, which provide useful storage.

## Lounge

19'11" x 12'11" (6.08 x 3.95)

We all adored this stylish dual aspect room, which has a wide bay window at the far end and tall window opposite the entrance from the hallway. With lots of space for flexible room layouts - as demonstrated by the seating and piano currently in the room - the lounge is carpeted and has two ceiling light fittings and two radiators.

## Breakfast Kitchen

19'8" x 12'9" (6.01 x 3.91)

The beating heart of the home, with a dining room off to the right, this spacious room has a large fitted kitchen and space on the left for seating and furniture. The large bay in front has fully-glazed double French doors to the south-facing garden, with two ceiling light fittings and a radiator in this area and glazed double doors on the left to the dining room.

The fitted kitchen has two long L-shaped worktops with contemporary tiled splashbacks. In front, the first worktop has a breakfast bar peninsula with space for three stools and a large number of low-level cabinets and drawers below. Beneath the wide south-facing window with views to the rear garden is a 1.5 stainless steel sink and drainer with chrome mixer tap and, further along, a Zanussi dishwasher. There are high level cabinets above to the left and right. Opposite, the L-shaped worktop also has a range of high and low cabinets and includes an integral five-ring Rangemaster electric hob that was fitted in 2023. It has a curved glass and brushed chrome extractor fan above. At the right-hand end is a chest-height double Zanussi oven and then a full-height cupboard, with space beyond for an American-style fridge-freezer. The kitchen has recessed ceiling spotlights and a door through to the utility room, WC and cinema room.

## Dining Room

12'9" x 11'9" (3.91 x 3.6)

This large bright room has double French doors to the covered dining patio and rear garden. With LVT flooring, the room has recessed spotlights, a radiator and space for a six-seater dining table and additional furniture.

## Utility Room

7'1" x 5'6" (2.18 x 1.68)

The LVT flooring flows seamlessly through from the kitchen. There are doors through to the rear garden, WC and cinema room. The worktop has an integral sink with cabinets above and below, with space and plumbing for a washing machine and tumble dryer. The room has a ceiling light fitting and radiator.

## Ground Floor WC

6'4" x 3'3" (1.95 x 1)

This contemporary useful ground floor WC has LVT flooring and part-tiled walls, a radiator and recessed spotlights. There is also a ceramic WC, wall-mounted sink with chrome taps and a radiator.

## Cinema Room

15'8" x 12'1" (4.8 x 3.7)

This state-of-the-art room has a very high quality screen, projection system, surround sound and starlight ceiling. The set up cost in excess of £20,000. The room is carpeted and has recessed ceiling spotlights, a window and space for a home office. This room is converted from the original double garage - there is storage on the other side of the cinema wall which is accessed through the original garage doors.

## Stairs to first floor landing

Carpeted stairs curve up the grand staircase to the enormous galleried landing. The landing itself is carpeted and has a window, recessed ceiling spotlights and doors to the six bedrooms, bathroom and airing cupboard.



## Master Bedroom

11'8" x 11'1" and 8'1" x 7'4" (3.56 x 3.38 and 2.47 x 2.24)

With far-reaching views through the wide south-facing window, this large double bedroom has a dressing room area on the left with two full-height mirrored wardrobes. This leaves plenty of space in the room for a king size bed and additional furniture. The room is carpeted and has a radiator, ceiling light fitting and recessed ceiling spotlights. There is a door to the en-suite shower room.

## Master Bedroom en-suite

8'1" x 5'5" (2.47 x 1.66)

The mains-fed shower is set within a cubicle with sliding glass doors and tiled surround. The sturdy Ideal Standard pedestal ceramic sink has a chrome mixer tap and there is a ceramic WC with integral flush. The room also includes a frosted double-glazed window, extractor fan, tile-effect laminate flooring, recessed ceiling spotlights, chrome vertical heated towel rail and contemporary part-tiled walls.

## Bedroom Two

9'4" x 9'3" (2.85 x 2.82)

This double bedroom has great views over the rear garden and beyond. The room is carpeted and has a radiator and ceiling light fitting.

## Bathroom

9'3" x 6'9" (2.82 x 2.07)

We always love a bathroom with a bath and separate shower cubicle. The bath has a corner-positioned chrome mixer tap, meaning you can fully stretch out - it also has a separate hand-held attachment. The cubicle houses a mains-fed shower and has a tiled surround. There is also a ceramic Ideal Standard sink with chrome mixer tap, ceramic WC with integral flush and slate-grey vertical heated towel rail. The bathroom also has a frosted double-glazed window, tile-effect laminate flooring, extractor fan and contemporary tiled walls.

## Bedroom Three

11'11" x 10'8" (3.64 x 3.26)

This very large double bedroom has views over the rear garden and plenty of space for a double bed, desk/dressing table and additional furniture. The room is carpeted and has a radiator, ceiling light fitting and door to the en-suite shower room.

## Bedroom Three en-suite

9'3" x 6'5" (2.82 x 1.97)

This is actually a 'Jack and Jill' shower room, with additional door through to Bedroom Four too. The double shower cubicle houses a mains-feed shower and has a tiled surround and sliding glass doors. There is an Ideal Standard ceramic sink with chrome mixer tap, ceramic WC, tile-effect laminate floor, radiator, frosted double-glazed window and recessed ceiling spotlights.

## Bedroom Four

12'5" x 11'11" (3.79 x 3.64)

This is another large double bedroom, with an entrance to the aforementioned Jack and Jill shower room. This spacious double bedroom has two north-facing windows with lovely views to the open fields opposite. The room is carpeted and has a ceiling light fitting and radiator.

## Bedroom Five

7'7" x 7'3" (2.32 x 2.22)

This versatile room is currently used as a home office and could also be a baby's nursery or single bedroom. The carpeted room has a radiator and ceiling light fitting.

## Bedroom Six

13'1" x 11'1" (4 x 3.4)

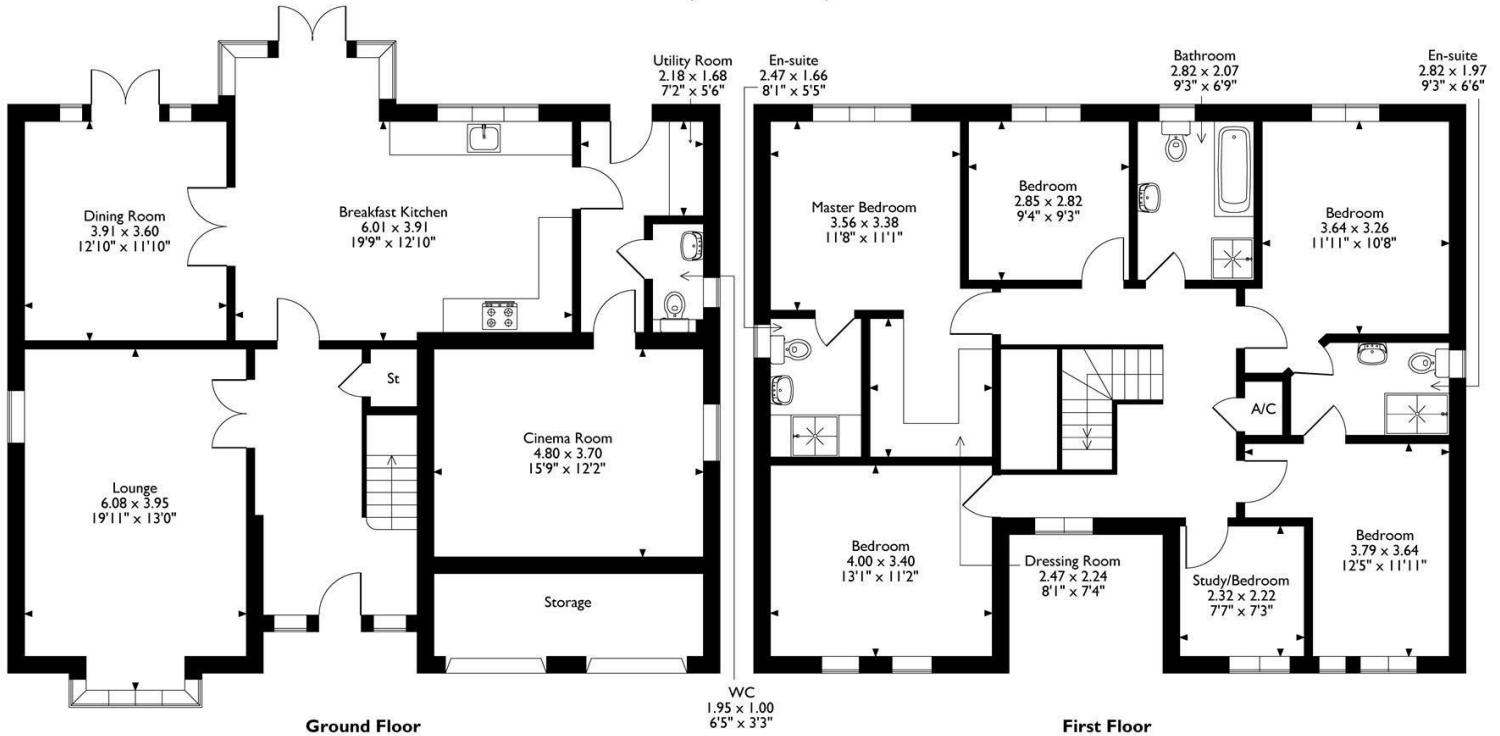
Yet another roomy double, this room also has pleasant views to the countryside through two north-facing windows. This room is also carpeted and has a radiator and ceiling light fitting.

## Rear Garden

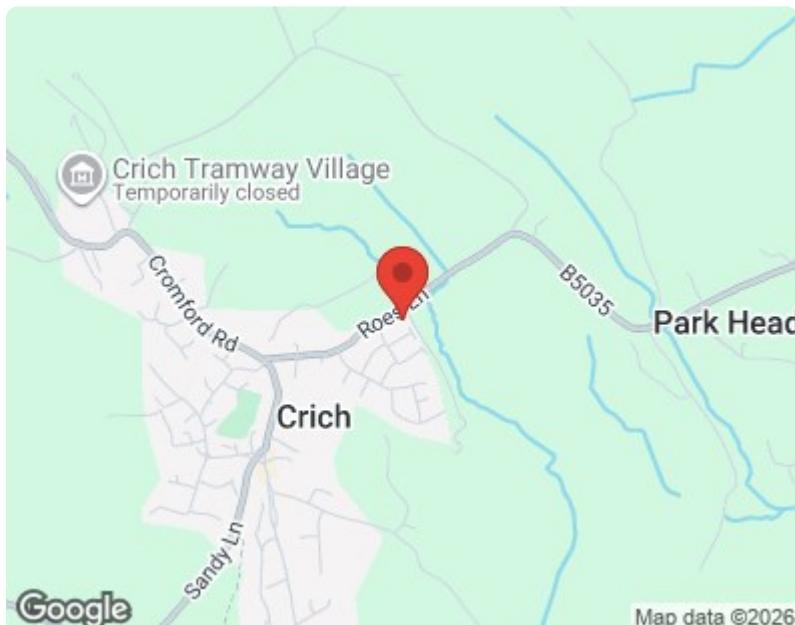
One of the best gardens we have had the pleasure of marketing, it has a wonderful entertaining space with a large covered dining patio and bar. There also used to be a hot tub here and we would definitely consider reinstating that! To the right is a small lawn, with three steps down to an open-air dining patio beside the high quality built-in barbecue oven, which is included in the sale. The large lawn on the right has raised flower beds bordering it. The garden has timber fences on three sides forming the boundary and a wall-mounted tap. It is a great place in which to gather with family and friends, with space aplenty for children to play safely on the lawn.



5 Grays Close  
Approximate Gross Internal Area  
224 Sq M / 2411 Sq Ft



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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