

Home 2 Sell

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## 10 Ridgewood Drive

Cromford, Matlock, DE4 3RJ

£485,000



This unique property, set on the side of the Derwent Valley at Cromford with stunning views over the Derwent River and Cromford Canal also to the Heights of Abraham and Giddy Edge in Matlock Bath and beyond, is offered for sale with no chain.

The property has been thoughtfully extended and comprehensively reconfigured to take advantage of the views from almost every room and to provide generous living and entertaining space with a modern layout and facilities. The renovation, replacing almost everything in the house internally including boiler and heating system, electrics and the roof in 2024, doubled the footprint of the house by adding a full-length dormer conversion. This new space houses a spectacular open plan kitchen/living/dining room with a very generous oak butchers block island breakfast bar, deep dormer windows maximising the views to the front and 4 metres of floor to ceiling glazing at the back. Double sliding doors open on to one of the seating areas in a well-planned terraced garden via a raised walkway to allow the garden to be lived in as an extension of the living space. The garden is well stocked to provide colour and interest, and attract wildlife, all year round and has an outdoor tap, lighting and multiple weatherproof power points. The garden also houses a fully insulated heated garden room with lights and power, full height dual aspect windows and French doors opening onto a patio dining area.

Adding the expansive entertaining space upstairs has allowed reconfiguration downstairs to include a large hallway from the front door with tiled floor and plenty of space for coats, shoes and hall furniture. Off the hall is an oak staircase with a full height window and double height ceiling with feature chandelier lighting, open to the upstairs living area. Also off the hallway is a separate utility room with good storage incorporating a sink unit and washing machine. This room is also directly inside the back door so doubles as a boot room



## FULL DESCRIPTION

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Adding the expansive entertaining space upstairs has allowed reconfiguration downstairs to include a large hallway from the front door with tiled floor and plenty of space for coats, shoes and hall furniture. Off the hall is an oak staircase with a full height window and double height ceiling with feature chandelier lighting, open to the upstairs living area. Also off the hallway is a separate utility room with good storage incorporating a sink unit and washing machine. This room is also directly inside the back door so doubles as a boot room for muddy dogs or people to enter and clean up from the garden, or from any of the lovely walks available straight from the door. There are three generous bedrooms in this house, all of which will easily fit a king-sized bed, and two modern high spec bathrooms. The good-sized spaces in the house allow for flexible living – for example the current owners are using the garden room and largest bedroom as separate closed office spaces for two people to work at home with privacy without impinging on other areas of the house. This is a beautiful high spec house designed for modern living and entertaining and should be viewed to be fully appreciated.

### Entrance Hall

Having a composite entrance door leading through to the main reception area. Mosaic style tiled flooring, two ceiling lights, radiator and the oak stairs rising to the first floor.

### Bedroom Three/Living Room

12'5" x 17'5" (3.81m x 5.33m)

Having a UPVC double glazed picture window to the front taking in the view across the Derwent Valley. Further UPVC double glazed window to the side elevation and a UPVC double glazed window with door opening to the front elevation. Carpet, ceiling light and a radiator.

### Utility Room

6'0" x 8'10" (1.85m x 2.70)

Appointed with a comprehensive range of storage cupboards which house the condensing boiler. Single bowl sink and drainer with an extendable mixer tap set in to an oak work top. Space for a washing machine. Extractor fan, plinth heater, ceiling spot lights, a UPVC double glazed window to the side elevation and a composite rear entrance door.

### Inner Hall

Leading to the two bedrooms and the shower room having a ceiling light, radiator and tiled flooring.

### Shower Room

7'9" x 5'6" (2.38m x 1.69m)

Appointed with a low flushing WC having soft closing seat and lid. Counter top wash hand basin with a waterfall style mixer tap and deep storage drawers below. Double shower having a fixed monsoon head and a separate detachable rinser. Complementary tiling to the splash back areas, an extractor fan, chromed towel radiator, ceiling spot lights, tiled flooring and an opaque UPVC double glazed window to the rear elevation. The room also has an illuminated anti fog wall mirror fitted over the sink.

### Bedroom One

11'3" x 8'8" (3.45m x 2.65m)

UPVC double glazed window to the rear elevation, carpet, ceiling light and a radiator.

### En Suite

Appointed with a low flushing WC having a soft closing seat and lid. Vanity wash hand basin with mixer tap and storage cupboard below. Double shower enclosure having a fixed monsoon head and a separate detachable rinser. Complementary tiling to the splash back areas, an extractor fan, chromed towel radiator, ceiling spot lights, tiled flooring and an opaque UPVC double glazed window to the rear elevation. The en suite also has an illuminated anti fog wall mirror fitted over the sink.

## Bedroom Two

12'7" x 13'5" (3.84m x 4.10m)

Having fitted wardrobes to one wall having sliding fronted doors and hanger rails with storage shelving inside. UPVC double glazed window to the front elevation with a view across the Derwent Valley. Carpet, ceiling light and a radiator.

## Stairs and Landing

Stair case with oak treads leading to the living kitchen. UPVC double glazed window to the rear elevation having a remote controlled blind fitted. Ceiling light over the stairs turn.

## Living Kitchen Diner

31'2" 19'5" max (9.50m 5.94m max)

The outstanding internal feature of the property is the modern open plan kitchen with dining and living space having elevated views to the front of the property. The kitchen area has solid oak work tops, a ceramic sink and drainer having an extendable swan neck mixer tap. Four pan induction hob with a chimney style extractor hood above and an electric double oven below. There is an impressive central island with an oak top having breakfast bar seating. Ceiling spot lights, pendant lights over the island and down lights to the work tops. The large room is open plan having three Velux windows with blackout blinds to the front elevation looking out to the views. To the rear elevation there are UPVC double glazed windows with sliding doors having remote controlled blinds and opening to the feature bridge leading to the rear garden. The room has Corelock wood effect flooring with under floor heating. Access to storage within the eaves space.

## Outside

To the front of the house in off road parking in front of the garage where there is an electric vehicle charger. To the side of the drive is a

raised garden area. The rear garden has a path across the rear of the house where there is outside lighting and a cold water tap. Steps lead up to the landscaped garden having various planted areas, graveled pathways, light, patio seating area and the feature bridge to the house.

## Garden Room/Office

9'1" x 10'7" (2.78m x 3.23)

Providing potential use as a home office or garden sun room the cabin has UPVC double glazed windows and doors, power and lighting.

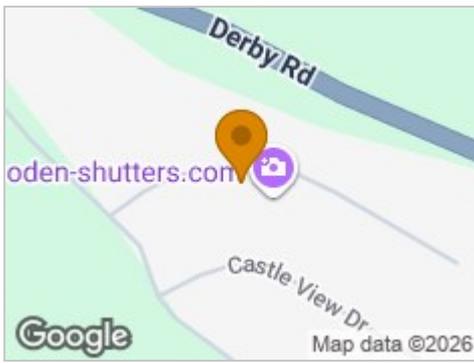
## Garage

16'5" x 11'8" (5.02m x 3.56m)

Having double doors to the front, power, light and housing the domestic utility meters.



## Road Map



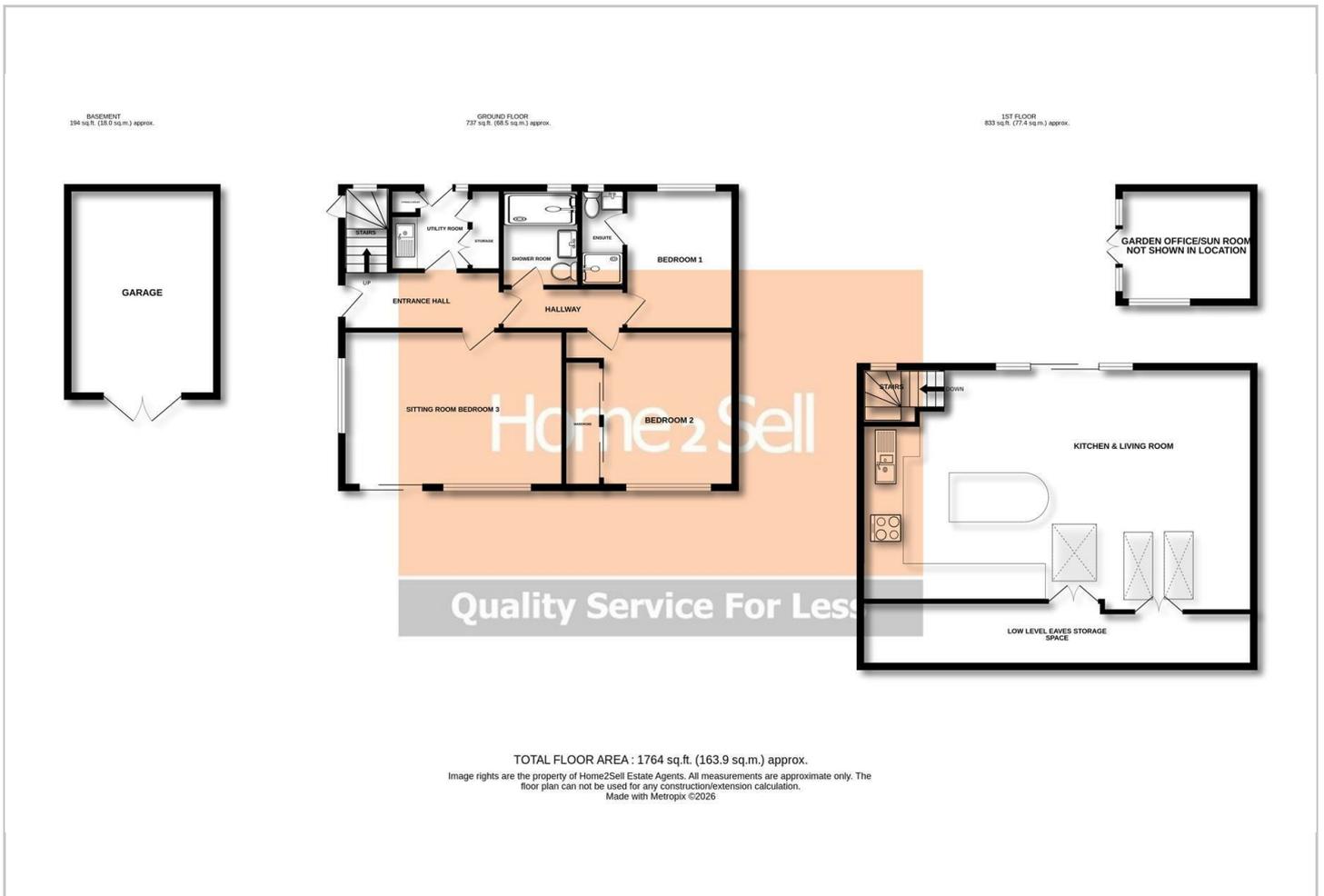
## Hybrid Map



## Terrain Map



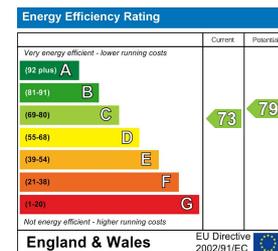
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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