

Home 2 Sell

Quality Service For Less



10 Ridgewood Drive

Cromford, Matlock, DE4 3RJ

£499,950





A TRULY INDIVIDUAL AND UNIQUE PROPERTY WITH BEAUTIFUL VIEWS ACROSS THE DERWENT VALLEY AND CROMFORD MEADOWS! Offered For Sale with NO UPWARD CHAIN the property has been FULLY UPDATED and MODERNISED the whole building renovation completed in 2024 includes all new wiring, plumbing, plastering, a complete new roof and a new boiler. An internal inspection of the detached three bedroom house will reveal an outstanding large open plan living kitchen. Principle bedroom with an en suite shower room, second double bedroom with fitted wardrobes and a further third double bedroom or second sitting room. Family shower room and a utility room. Outside there is off road parking with electric car charging and a good size garage. The tiered rear garden has a feature bridge giving convenient access from the kitchen living room to the garden and the office/sun room. The house does need to be viewed to fully appreciate the overall feel and the quality of work which has gone in to creating this special home.



### 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

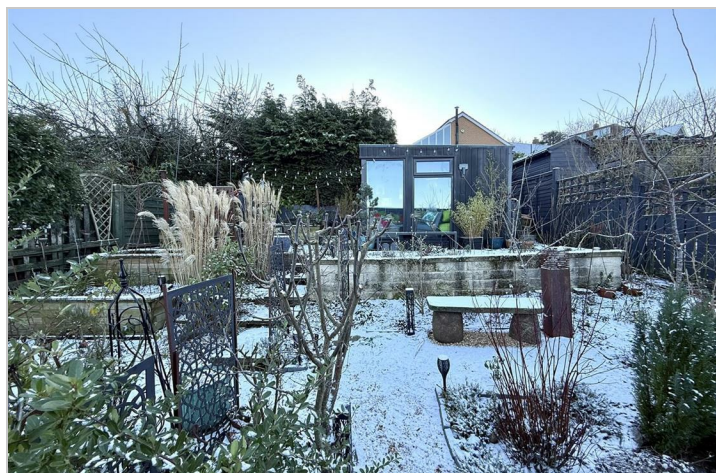
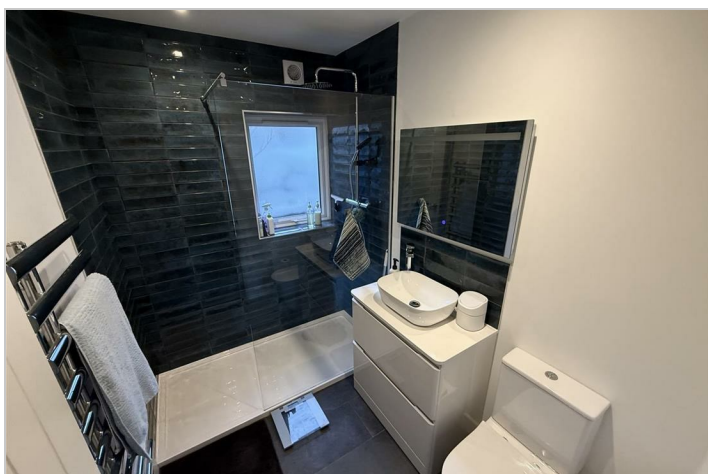
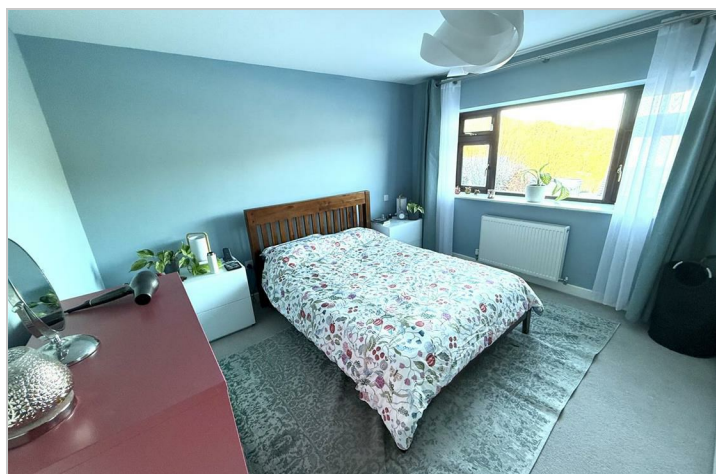
9'1" x 10'7" (2.78m x 3.23)

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

### Garage

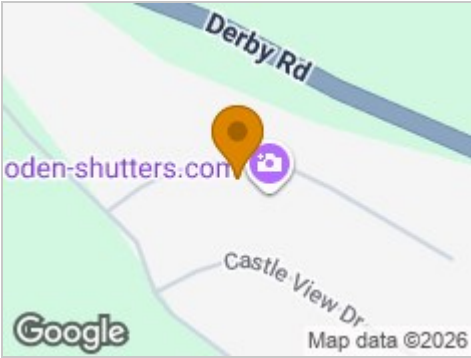
16'5" x 11'8" (5.02m x 3.56m)

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





Road Map



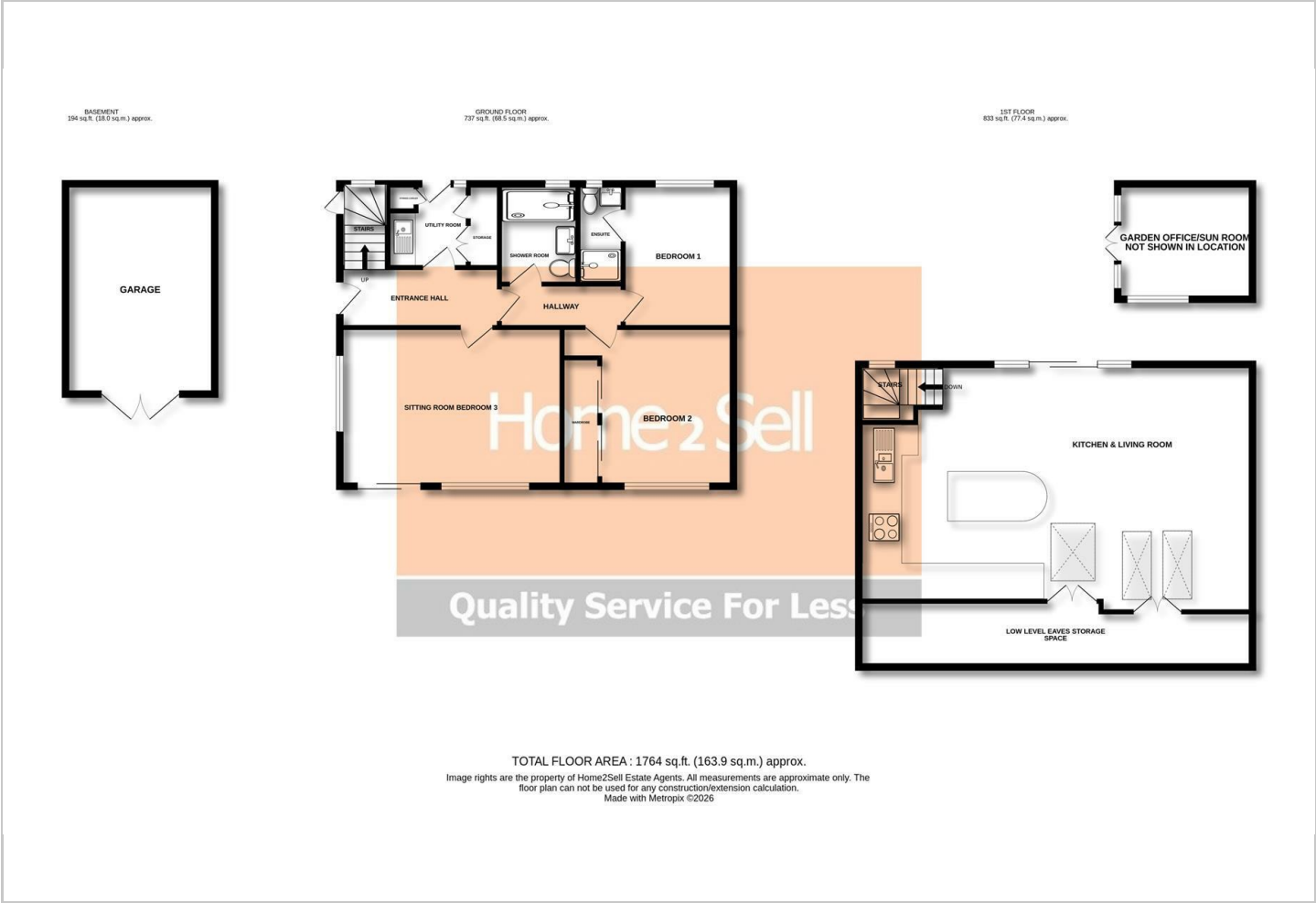
Hybrid Map



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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