

Home 2 Sell

Quality Service For Less



12 Wesley Drive

Crich, Matlock, DE4 5QJ

Offers Around £469,995

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Occupying a popular and convenient location is this stylish gable fronted four bedroom detached executive residence built by Wheeldon Homes in 2025, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. Benefiting from a generously sized plot this spacious family home is beautifully presented throughout and has energy saving features of PVCu triple glazing and gas central heating fired by a Vaillant boiler and a high efficiency pressurized hot water cylinder, cavity wall and loft insulation. There is a security alarm system, a remaining one year builders warranty and remaining 9 years. The accommodation comprising in brief of comprises an open porch, reception hallway, guest WC, spacious lounge, open plan family dining area with a well equipped kitchen with integrated appliances and separate utility room. To the first floor there is a spacious gallery landing, family bathroom, four good sized double bedrooms, (principle bedroom with built-in furniture and en suite and bedroom two has a second en-suite). Outside to the front of the property is a double width driveway providing ample off road parking for several vehicles leading to an integral garage having up and over door. A path to the side widens to provide an excellent storage area and leads to the fully enclosed garden having a lawn with a sunny seating area and paved patio making an ideal space for entertaining and el fresco dining. Viewing Essential.



Entrance Hall

Having a storm porch canopy with light. The property is entered via a composite entrance door. The reception hall has two PVCu triple glazed windows to the front elevation, ceramic wood grain flooring, central heating radiator, courtesy door to the integral garage and stairs off to the first floor galleried landing/. There is a useful under stairs storage.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a pedestal hand wash basin with complimentary splash back tiling,. Having wood grain effect ceramic tiled flooring, central heating radiator, extractor fan and light.

Lounge

17'7" x 12'2" into bay (5.38m x 3.71m into bay)

This generously proportioned room has a walk in PVCu triple glazed bay window to the front elevation, two central heating radiators, ceiling light, TV aerial point, satellite connection and double doors open to the Living Kitchen.

Open Plan Living Kitchen

9.75m x 3.43m

Dining Area : The room is open plan having a ceramic wood grain effect tiled floor, central heating radiator and PVCu French doors opening on to the patio.

Family Area

3.43m x 3.58m

Having a central heating radiator, matching ceramic tiled flooring, PVCu double glazed French doors to the rear garden aspect and a large bespoke storage cupboard.

Kitchen

3.20m x 3.20m

Having a modern very well appointed range of matching shaker style base wall and matching drawer units with quartz work surfaces over incorporating an inset sink drainer with a chrome Swan neck mixer tap, matching

complimentary cooker splash back and upstands, integrated electric fan assisted double oven, 5 ring gas hob with a stainless steel extractor canopy over, integrated fridge freezer and dishwasher. Having recess ceiling lighting, under plinth lighting, ceramic tiled flooring, and a PVCu triple glazed window to the rear elevation.

Utility Room

1.93m x 1.68m

Having a matching range of base cupboards and eye level units with quartz work surface and upstand incorporating an inset stainless steel sink drainer unit with chrome mixer tap. Space and plumbing for an automatic washing machine and space for a tumble dryer, central heating radiator, recessed ceiling lighting and a part glazed to the side access.

To the first floor landing

This galleried landing has a PVCu triple glazed window to the front elevation enjoying the fine aspect and views, access to the loft void and a useful airing cupboard that has a pressurised hot water cylinder.

Master Bedorom

4.93m x 3.71m max

Having a range of built-in wardrobes, central heating radiator, ceiling light, Television point and a PVCu triple glazed window to the rear elevation.

En suite

Having a three piece suite comprising of a double shower enclosure with a thermostatically controlled shower, pedestal hand wash basin and a close couple WC. There is a quality LVT flooring, complementary half tiling, recessed ceiling lighting heated towel radiator and a PVCu triple glazed window to the side elevation.

Bedroom Two

3.84m x 3.18m

Having a PVCu triple glazed window to the rear elevation,

central heating radiator, Television aerial point and ceiling light.

Ensuite

Having a three piece suite comprising of a double shower enclosure having a thermostatically controlled shower, pedestal hand wash basin and a close couple WC. Complementary half tiling, central heating radiator, extractor fan, quality LTV flooring and a PVCu triple glazed window.

Bedroom Three

3.25m x 2.51m

Having a PVCu triple glazed window to the front elevation enjoying the fine aspect and views, central heating radiator, ceiling light and Television point.

Bedroom Four

3.25m x 2.51m

Having a PVCu triple glazed window to the front elevation, central heating radiator and ceiling light.

Family Bathroom

Having a three piece suite comprising a bath with panelled side, pedestal hand wash basin and a close couple WC. Complementary wall tiling, quality LTV flooring, extractor fan, heated towel radiator, recessed ceiling lights and a PVCu triple glazed window to the rear elevation.

Outside

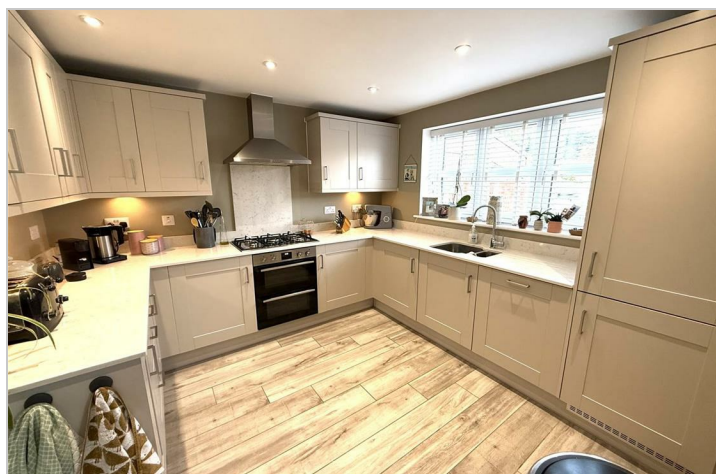
Having a block paved double width driveway providing ample off road parking for two vehicles and leading to an integral garage. With a lawn garden and planted bed. A path to the side gives gated access to the rear garden. A special feature of the sale is the delightful enclosed rear garden that enjoys a most pleasant aspect having a patio immediately to the rear giving way to a lawn with well stocked borders and a further seating area making an ideal space for el fresco dining and entertaining. There is outside lighting and cold water tap.

Garage

Having an up and over door, power, light and a wall mounted Vaillant boiler which services the domestic hot water and central heating system.

Area

The property enjoys a prominent position next to a paddock area on this Wheeldon development in the sought after village of Crich. Being conveniently located within short distance of Ambergate Station and close to major road links, leading to Derby and Nottingham, ie A38, M1 and A6. The village has an excellent primary school, local shops and amenities and being surrounded by countryside with many local walks and trails.



Road Map



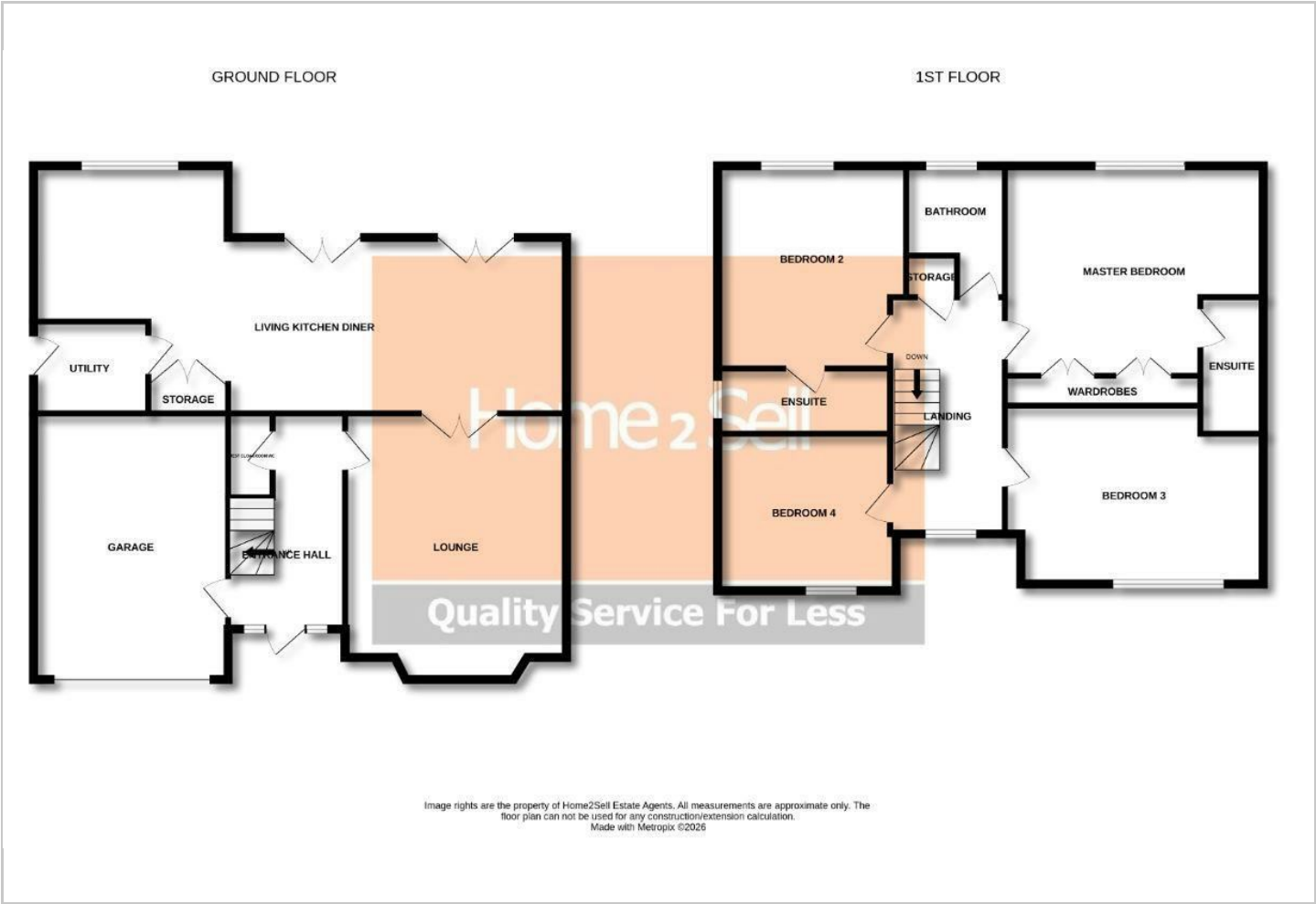
Hybrid Map



Terrain Map



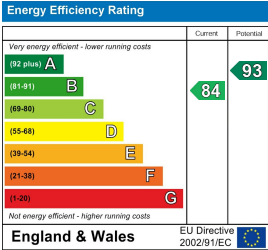
Floor Plan



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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