

**21 ST MARKS CLOSE  
CROMFORD  
NR MATLOCK  
DERBYSHIRE DE4 3QD**



**O A £147,500**

**A well presented and proportioned two bedroomed home situated within a popular and established residential location.**

Built of brick beneath a tiled roof and standing within a development of similar properties off the centre of Cromford, this well presented two bedroomed property offers an excellent opportunity for the first time buyer or small family. The accommodation is quite spacious and finished to a pleasing standard, being adapted to provide open plan living at ground floor level. There is the benefit of UPVC double glazing and gas fired central heating, low maintenance patio gardens to both front and rear whilst the rear enjoys southerly views towards the wooded countryside surrounding Black Rocks and the High Peak Trail.

Cromford offers a wide range of local shops and amenities with good road communications leading to the surrounding centres of employment which include Matlock, Chesterfield, Belper and Derby. Cromford is also famed for being within the Derwent Valley Mills World Heritage Site and surrounded by the delights of the Derbyshire Dales countryside.

- 2 bed property
- Popular residential location
- Excellent opportunity for the first time buyer or small family
- Open plan living at ground floor
- UPVC double glazing
- Gas fired central heating
- Low maintenance gardens
- Communal parking
- Southerly views towards Black Rocks
- Viewing highly recommended





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## ACCOMMODATION

A hardwood panelled front door with glazed full height windows to each side opens to an **entrance porch** having laminate stripped floor, coat hanging, access to the electric meter and a built in store which sites the gas fired combination boiler serving the central heating and hot water system.

A second hardwood panelled door with decorative glazed light opens to an **entrance hallway** with useful under stair storage, wood grain effect flooring, corniced ceiling and stairs which lead off to the **first floor**. The hall runs almost the full length of the house, front to back, the rear having a similar lobby with stable door opening to the rear patio gardens.

**Kitchen Area** – 3.5m x 2.37m (11' 6" x 7' 10") adapted to be open plan to the adjacent **sitting room** with space also created for dining. The kitchen is well fitted with a range of modern cupboards and drawers with a wood grain effect finish plus obscure glazed display cupboards. Work surfaces incorporate a stainless steel sink unit and integral appliances include washing machine, dishwasher, fridge and freezer together with a four ring gas hob, under counter double oven with glass splash back and steel extractor canopy above. A UPVC double glazed window faces the front.

**Sitting Area** – 4.49m x 3.5m (14' 9" x 11' 6") a comfortable open plan room with wood grain effect flooring, corniced ceiling and a broad UPVC double glazed window facing the front which looks across the patio gardens. Pleasant views beyond neighbouring rooftops towards the fields and woods surrounding the High Peak Trail.

From the hall, stairs rise to the first floor **landing** including a deep built in cupboard and access to the **roof void** having a drop down ladder providing useful storage options.

**Shower Room** fitted with a quadrant shower cubicle with stylish tiled splash backs to two walls and curved, glazed screens and fitted with a chrome mixer shower with dual sprays. A broad wash hand basin incorporates vanity surfaces and is set above low level drawered storage whilst the room is finished with black tiled floor, spot lighting, extractor fan and white towel radiator.

**Separate WC** with low flush WC, ceramic tiled floor and obscure glazed window.

**Bedroom 1** – 4.43m x 2.76m (14' 7" x 9' 1") a good sized double bedroom with ample space for furniture and with a UPVC double glazed window overlooking the greens and churchyard to the front.

**Bedroom 2** – 4.43m x 2.76m (14' 6" x 9' 1") a second double bedroom, currently utilised as a sitting room and with two rear facing windows giving improved views towards the countryside surrounding the High Peak Trail and Black Rocks on the fringe of the village. A deep walk in wardrobe provides excellent storage whilst the room is again finished with wood grain effect laminate flooring and a corniced ceiling.

## OUTSIDE

Parking is available in the communal car parks and roadside. To the front of the house, a block paved entrance stands to one side of a fenced and gated terrace, ideal for bins, pot plants and other outside storage. The larger gardens are positioned at the rear and have, again, been landscaped for ease of maintenance. A paved full length patio stands within fenced and hedge boundaries. To one corner an attractive raised bed and timber garden shed. The gardens enjoy a southerly aspect with similar views.

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**TENURE** – Freehold.

**SERVICES** – All main services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band B.

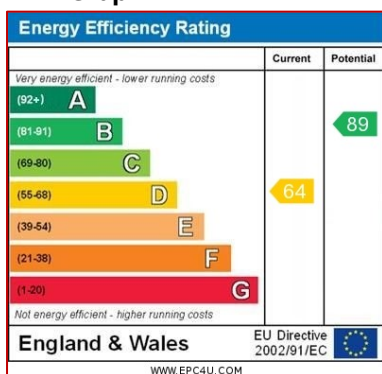
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square, take the A6 south to Cromford cross roads. Turn right and rise up the hill for approximately 300 yards before turning right again into Hawthorn Drive. Follow the road up and around to the left until it meets St Marks Close and No. 21 is identified by the agent's for sale board.

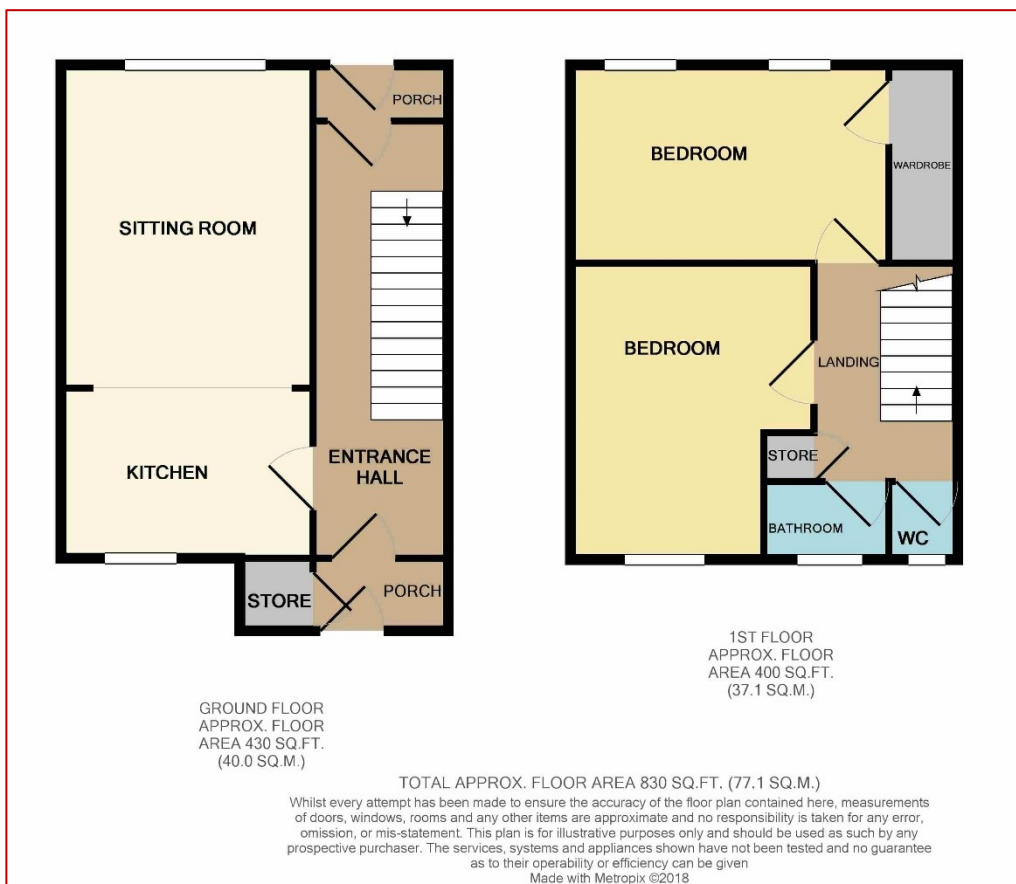
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

**Ref:** FTM9528

### EPC Graph



### Floor Plan



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