

**50 HAWTHORN DRIVE
CROMFORD
NR MATLOCK
DERBYSHIRE DE4 3QN**



O A £185,000

A recently refurbished traditional three bedroom semi-detached home with off street parking and good sized garden standing within a popular village location.

Built of brick beneath rendered elevations, this traditional semi-detached house offers an excellent opportunity for those seeking a family home within a well regarded village location. The house has seen a programme of updating and sympathetic refurbishment through recent years. Well presented 3 bedroom accommodation is complemented by good sized gardens which have seen similar attention, being well stocked and easily managed. There is the added benefit of a workshop, outside utility room, timber store, gazebo, off road parking plus delightful views at the rear across the surrounding wooded slopes on the fringe of the village.

Set well back from the main thoroughfare yet with ready access to the wide range of local shops, facilities and schooling. There are also good road communications to the neighbouring market towns of Matlock and Wirksworth. The delights of the Derbyshire Dales and Peak District countryside are all close at hand with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- 3 bed semi-detached property
- Recently refurbished
- Off street parking
- Good sized garden
- Workshop
- Outside utility room
- Timber store
- Gazebo
- Popular village location
- Viewing highly recommended



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ACCOMMODATION

A decorative glazed UPVC door opens to an **entrance hallway** with coat hanging, stairs leading off to the **first floor**, ceramic tiled floor and ample space for some occasional furniture.

Sitting Room – 4.22m x 3.17m (13' 10" x 10' 5") as with the remainder of the house, the room is attractively finished with stripped pine frames to built in cupboards either side of the chimney breast, display shelving and wood grain effect vinyl flooring. A broad bay window allows good natural light from the front and an open doorway leads off to the:

Dining Room – 3.78m x 3.09m (12' 5" x 10' 2") again with wood grain effect vinyl flooring, built in cupboards stripped and part hand painted together with display shelving and drawered storage. A rear aspect window looks across the gardens and towards the wooded slopes beyond.

Kitchen and Pantry – 3.08m x 2.42m (10' 1" x 8') measured overall and including a useful walk-in **pantry store** with pine shelving and electric point. Modern low level cupboards are topped with wood block effect work surfaces and a cream sink unit. Gas cooker point, integral dishwasher and wooden hanging racks. The kitchen has a similar pleasant aspect to the rear overlooking the gardens and towards the neighbouring woodland. An external door leads from the side and there is a continuation of the wood grain effect flooring.

From the entrance hall, stairs rise to the first floor landing having access to the **roof void** and doors leading off to the bedrooms and bathroom.

Bathroom accessed via a bifold door, again pine and part painted. A white suite comprises low flush WC, wash hand basin and panelled bath with dual head mixer shower plus a glazed fixed shower screen. Full height ceramic tiling around the bath and matching ceramic tiles with mosaic border to the basin. Set above the bulk head is a deep linen store within which is sited the gas fired combination boiler (less than two years old) which serves the central heating and hot water system.

Bedroom 1 – 4.23m x 3.17m (13' 11" x 10' 5") a front facing double room with built in wardrobe.

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Bedroom 2 – 3.16m x 3.09m (10' 5" x 10' 2") built in double wardrobe and feature iron fireplace. A rear facing window takes advantage of the elevated position with improved views towards Scarthin on the fringe of the village and the wooded surrounding slopes.

Bedroom 3 – 3.04m x 2.12m (9' 11" x 7") benefitting from a similar rear aspect and built in single wardrobe.

OUTSIDE

To the front of the property, an area of hardstanding together with a gated pedestrian path which leads to the front door. Adjacent to the path is an attractive border with low growing holly bushes and lavender amongst other perennials and spring bulbs. To the side of the property a pebbled path with stepping stone paving leads to the principal gardens at the rear. The main area is laid to lawn with shaped flower borders, low growing shrubs and trees and the garden is planted to bring changing colour through the seasons. A low timber fence to one boundary is imaginatively placed to accommodate pot planting behind.

Within the garden are two brick and rendered **outhouses**, one providing useful storage/workshop amenity the other used as a **utility room** having electric, power, light and plumbing. At the foot of the garden, a good sized timber **garden shed** and separate decked **gazebo**.

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.

EPC RATING – D.

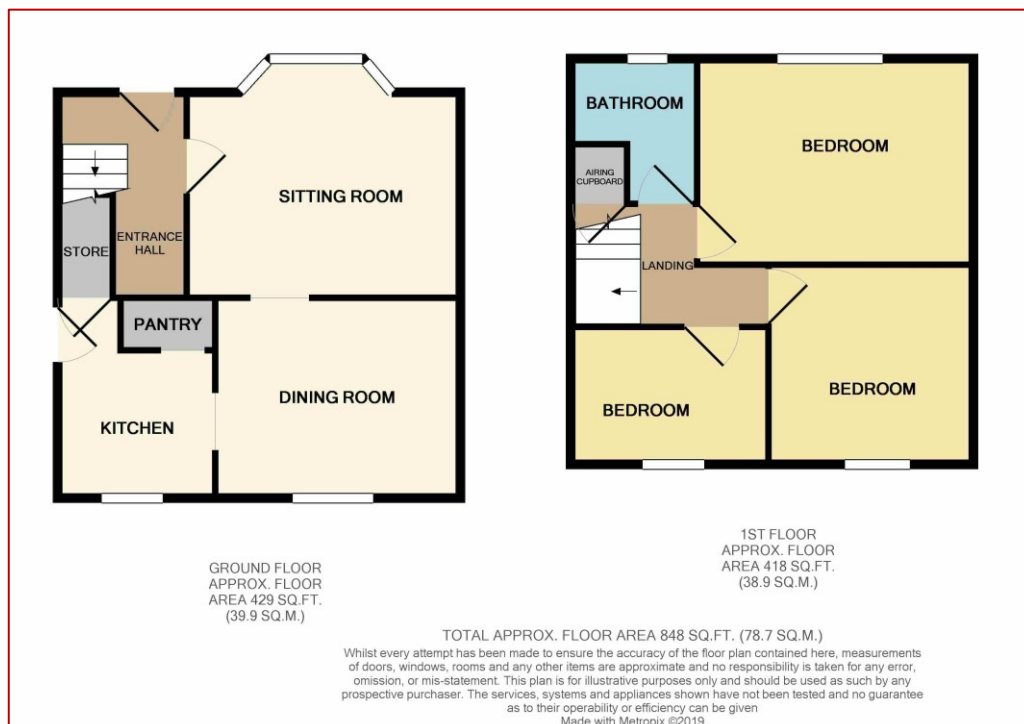
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 south to Cromford. Turn right at Cromford crossroads and continue from the market place, up The Hill for around 200m before turning second right into Hawthorn Drive. Follow the road towards the top and No. 50 can be found on the right hand side.

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

Ref: FTM9577

Floor Plan



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