

**22 HODDER CLOSE
CRICH
NR MATLOCK
DERBYSHIRE DE4 5NH**



£320,000

Enjoying a highly regarded cul-de-sac location, an attractive detached home offering modern three bedroomed accommodation and being well placed for local amenities and countryside.

Built in 2000 of attractive reconstituted stone beneath a blue slate roof, this modern detached home provides well presented and well proportioned accommodation, all finished to a pleasing standard. There is the benefit of UPVC double glazing and gas fired central heating to the three bedroom accommodation, which also includes two reception rooms and two bathrooms, plus ground floor WC. Externally, there is an enclosed garden, block paved drive providing parking for two vehicles and an attached single garage.

Situated within a popular cul-de-sac, there is convenient access to a wide range of local amenities, the village boasting a number of shops, public houses and doctors surgery plus well respected primary school. The local road network provides good road communications to the neighbouring towns of Belper, Ripley, Alfreton and Matlock whilst the cities of Derby and Nottingham lie within daily commuting distance. The delights of the neighbouring Derbyshire Dales countryside are also close at hand.

- Modern detached property
- 3 bedrooms
- 2 reception rooms
- 2 bathrooms
- Highly regarded location
- Well placed for local amenities
- UPVC double glazing
- Gas fired central heating
- Single garage
- Gardens



MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

Sheltered beneath a timber and slate canopy, a wood grain effect UPVC door opens to an **entrance hall** with stairs leading off to the **first floor**, open storage beneath and being finished with a ceramic tiled floor and a corniced ceiling which are present throughout the house.

Cloak Room accessed off the hall with a continuation of the tiled floor and fitted with a low flush WC and pedestal wash hand basin. There is an obscure glazed window to the side.

Sitting Room – 4.64m x 3.18m (15' 2" x 10' 4") the longer measurement not including the broad front facing bay window which allows excellent natural light and a pleasant outlook towards mature shrubs. There is woodgrain laminate flooring and, as a focal point to the room, a composite marble fireplace with gas point and painted timber surround.

Fitted Kitchen – 3.12m x 2.52m (10' 2" x 8' 3") minimum, accessed from the hall and with additional door to the dining room and external access from the side of the property. The kitchen is fitted with a range of built in cupboards and work surfaces which incorporate a 1½ bowl sink unit. There is a freestanding range cooker with extractor above, plumbing for an automatic washing machine, integral fridge and freezer and useful additional storage to an understairs cupboard. The room is finished with a ceramic tiled floor, kick-board heater, complementary ceramic splash back tiling and window overlooking the rear gardens.

Dining Room – 3.18m x 2.51m (10' 4" x 8' 2") with wood grain laminate plank flooring, access from the kitchen and double glazed sliding patio doors which lead to the rear gardens and allow excellent light.

From the hall, stairs rise to the first floor **galleried landing** having an obscure glazed window to the side, corniced ceiling and a built in cupboard set above the bulk head which houses the gas fired central heating unit.

Family Bathroom fitted with a white suite to include low flush WC, pedestal wash hand basin and panelled bath with mixer shower above and folding shower screen. Complementary ceramic tiling, obscure glazed window, ceiling mounted extractor fan and electric shaver point.

Master Bedroom 1 – 4.65m x 2.62m (15' 3" x 8' 6") minimum. A good double bedroom with rear aspect window overlooking the gardens and with a pleasant outlook across the cul-de-sac and to the church spire beyond. With wood grain laminate floor and door opening to an:

En-Suite Shower Room with pedestal wash hand basin, low flush WC and walk-in shower cubicle. Ceiling mounted extractor fan, obscure glazed window and electric shaver point.

Bedroom 2 – 3.15m x 2.78m (10' 3" x 9' 1") minimum. A second double bedroom enjoying a southerly front aspect. There is a built in wardrobe, corniced ceiling and access to the **roof void** with drop down ladder.

Bedroom 3 – 2.35m x 1.90m (7' 7" x 6' 2") with a similar front facing window, laminate flooring and corniced ceiling.

OUTSIDE

Situated towards the head of the cul-de-sac, vehicular access leads to a block paved drive which provides car parking for two vehicles, nose to tail and access to an attached **single garage** with up-and-over door, electric power and light together with storage opportunities within the loft.

The principal gardens are found at the rear, the majority laid to lawn with a paved patio area adjacent to the house, small shrub border and all enclosed with tall timber fencing which provides a good degree of privacy and shelter. There is gated access from the drive and pathways lead to the opposite side of the house.

Fronting the house is a modest forecourt garden, part grass and partly landscaped with a shale finish. A paved path leads from the cul-de-sac to the front entrance, the path sharing a right of way with two neighbouring properties.

TENURE – Freehold.

SERVICES – All mains 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.

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COUNCIL TAX – Band D.

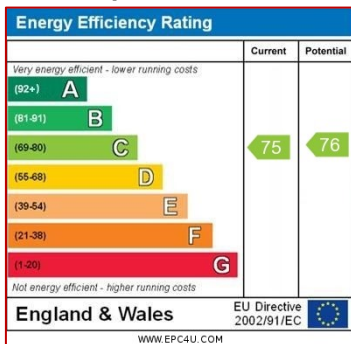
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock take the A6 south to Cromford before turning left into Mill Road at Cromford cross roads. Follow the road on to Lea Bridge, up through Holloway and Wakebridge and into Crich. On entering Crich along Cromford Road, turn second right into Dowie Way, turn left into Hodder Close and at the end of the cul-de-sac, No. 22 is just off to the right hand side, identified by the Agent's For Sale board.

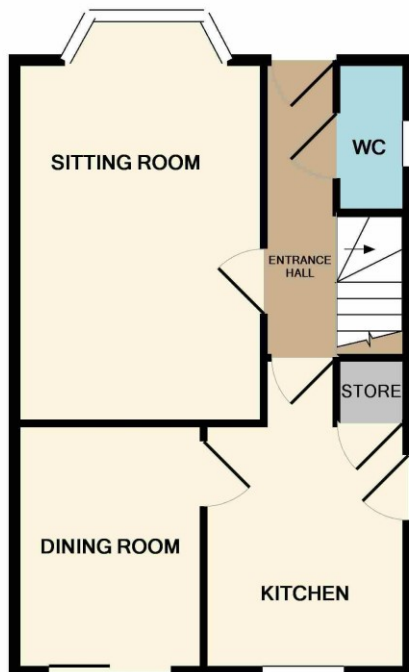
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

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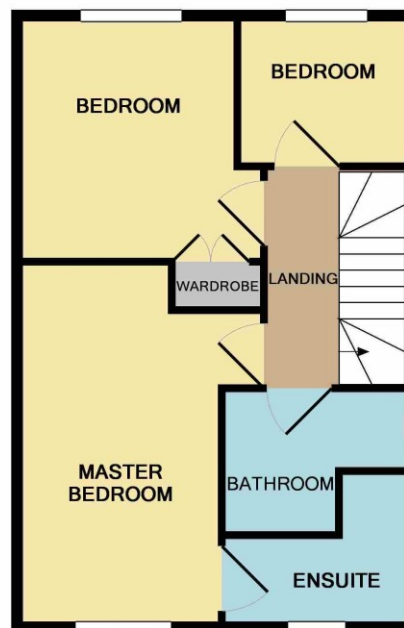
EPC Graph



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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