



£350,000

The Common, Crich , Crich, Matlock DE4 5BW

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Traditional Detached Family Home
- 3 Bedroom, 2 Reception Rooms
- In Need of Complete Refurbishment
- Beautiful Landscaped Gardens
- Orchard To Rear
- Potential Side Extension(Subject To Planning)
- No Chain, Viewing Essential
- Extremely Sought After Location
- View Without Delay
- COUNCIL TAX BAND D

## Property Description

Offered with no upward chain and requiring modernization, this property boasts significant potential for extension to the side or rear elevations (subject to planning approval). Ideally situated in a highly sought-after village location, this traditional home presents a fantastic opportunity for those looking to create their dream living space.

## Main Particulars

Derbyshire Properties are delighted to offer this traditional three bedroom detached family home in need of modernisation and offering the potential of extension to the side or rear elevations (Subject To Planning). The location is regarded high locally and we are expecting interest to be high. Internally the property offers an entrance hall, lounge, dining room, kitchen and utility. To the first floor there are two double bedrooms, one single bedroom and bathroom. The property is positioned on a beautiful well kept plot with attractive stone wall and mature hedge row boundaries to neighbouring properties and beautiful gardens, off street parking and orchard to the rear elevation.

### Entrance Hall

4.12m x 2.10m (13' 6" x 6' 11") Entered via open storm porch via double glazed door with two adjoining side panels into the spacious hallway with staircase to 1st floor landing. Under stairs storage cupboard, wall mounted electrical storage heater and internal doors accessing both reception rooms and kitchen.

### Sitting Room

4.10m x 3.95m (13' 5" x 13' 0") With double glazed bay window to the front elevation benefiting from superb elevated views. Another additional double glazed window to the side elevation, wall mounted, electrical storage heater and decorative picture rail to walls. The feature of focal point of the room is a wall mounted electric fire with stone surround and raised tiled hearth.

### Living Room

3.64m x 3.97m (11' 11" x 13' 0") With double glazed window to the rear elevation offering beautiful views of the garden and orchard beyond, additional double glazed window to the side elevation, decorative picture rail and lighting, TV point and built-in storage cupboard that is located in the chimney recess with feature glass shelving. The focal point of the room is a wall mounted gas fire with tiled surround and raised tiled hearth.

### Kitchen

2.59m x 2.12m (8' 6" x 6' 11") Comprising of a range of matching wall and base mounted units with roll-top worksurfaces incorporating a single stainless steel sink drainer unit with mixer taps and splashback tiling. Space for gas cooker point, part wall tiling, double glazed window to the side elevation, space for fridge freezer, double glazed door to the rear elevation and internal door accessing the utility room.

### Utility Room

1.49m x 1.82m (4' 11" x 6' 0") With quarry tiled floor covering, wall mounted shelving, light/power and single glazed obscured window to the side elevation.

## First Floor

### Landing

Accessed via the entrance hallway with double glazed window to the side elevation, and internal doors accessing all bedrooms and bathroom.

### Bedroom 1

3.67m x 3.96m (12' 0" x 13' 0") With double glazed window to the front aspect offering elevated views of the surrounding countryside, wall mounted electrical storage heater, picture rail and space for bedroom furniture.

### Bedroom 2

3.66m x 3.95m (12' 0" x 13' 0") With double glazed window to the rear elevation overlooking the rear garden and orchard beyond, decorative picture rail, space for bedroom furniture and wall mounted electrical storage heater.

### Bedroom 3

2.10m x 2.09m (6' 11" x 6' 10") With double glazed window to the front elevation and ceiling mounted loft access point.  
(Subject to planning permission this room could potentially create access for a loft conversion)

### Outside

Front Garden - The frontage to the property is mainly laid to lawn with mature hedge row and stone wall boundaries with beautiful stocked flowerbeds. Off street parking is provided by a driveway providing spaces for two vehicles and a paved pathway leads to the front aspects.

Side Garden (Potential side extension subject to planning permission). The side elevation is mainly laid to lawn with Stone wall and mature hedgerow boundaries and would provide an ideal area to extend upon.

Rear Garden - This well maintained and private rear garden comprises of two areas of lawn with inset paved pathway, raised well-stocked flowerbeds and attractive Stone wall boundaries. The garden also benefits from a rear orchard with a number of planted fruit trees enclosed by Stonewall boundaries. This area would be ideal for children or those thinking of creating a Home Office/studio.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	22	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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