



£285,000

Crich Lane, Belper DE56 2JL

Terraced House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Split Level Family Home
- Three Bedrooms
- Semi rural location
- Integrated Single Garage
- Viewing Recommended

Property Description

An opportunity to acquire a split-level family home offering superb views across Ambergate. The property offers a semi rural location with parking and useful road links.

Main Particulars

Derbyshire Properties are pleased to present this split-level family home located in superb position. The property briefly comprises of:- Living room and double bedroom to the ground floor, onto the first floor to further double bedrooms, family, bathroom, kitchen, dining room, first floor landing, porch and integrated single garage. Externally the property benefits from superb far-reaching views to the rear elevation and an internal inspection should be undertaken. We believe the property would ideally suits first-time buyers and small families.

Ground Floor

Main Living Room

13' 9" x 11' 9" (4.19m x 3.58m) With double glazed window and French doors to the rear elevation, providing beautiful, uninterrupted, countryside, views. All mounted electric, modern storage heater, TV point and staircase to 1st floor landing. Internal door leads to:-

Bedroom One

11' 9" x 8' 10" (3.58m x 2.69m)

With double glazed window to the rear elevation, , wall mounted electrical storage heater and a range of fitted wardrobes and drawers, providing useful storage and hanging space.

Entrance Porch

Located to the front elevation and accessed via the front garden with internal double glazed door leading to:-

First Floor

Landing

Accessed via the main entrance porch through a double glazed sealed unit door with a joining obscured side panel. Staircase to ground floor, door leading into garage, decorative coving and loft access point to ceiling, internal doors, accessing kitchen/dining room, two double bedrooms, and family bathroom.

Kitchen/Dining Room

11' 4" x 8' 9" (3.45m x 2.67m)

Mainly comprising of a range of wall and base mounted matching units with rolltop worksurface incorporating a one and 1/2 bowl sink drainer unit with mixer tap and tiled splashback areas. Under counter integrated dishwasher, integrated fridge , space for electric cooker with extractor hood over, Under unit lighting and also cupboard lighting double glazed window to the front elevation and tiled floor covering.

Bedroom Two

9' 9" x 8' 0" (2.97m x 2.44m)

With double glazed window to the rear elevation, offering superb views, , wall, mounted electrical storage heater and fitted storage cupboards.

BedroomThree

8' 9" x 7' 4" (2.67m x 2.24m)

With double glazed window to the rear elevation, space for furniture.

Bathroom

6' 8" x 5' 4" (2.03m x 1.63m)

Comprising of a three-piece suite, contained and encased WC with attached vanity unit with inset sink. Panelled bath with wall mounted electric shower and attachment over and folding complimentary shower screen. Double glazed obscure window, ceiling mounted extractor fan and spotlights, wood floor covering and wall mounted heated towel rail.

Outside

To the front elevation is an area of lawn with stocked flower beds and borders, driveway giving access to an integral garage with electric roller door, light and power, plumbing for washing machine and plugs and space for freezers. To the front also has an outside tap. The superb rear garden offers a raised terrace and beautifully kept garden which is mainly laid to lawn with mature hedge row boundaries and well-stocked flowerbeds. Timber fencing and closes on all boundaries and superb views can be found over towards Matlock.

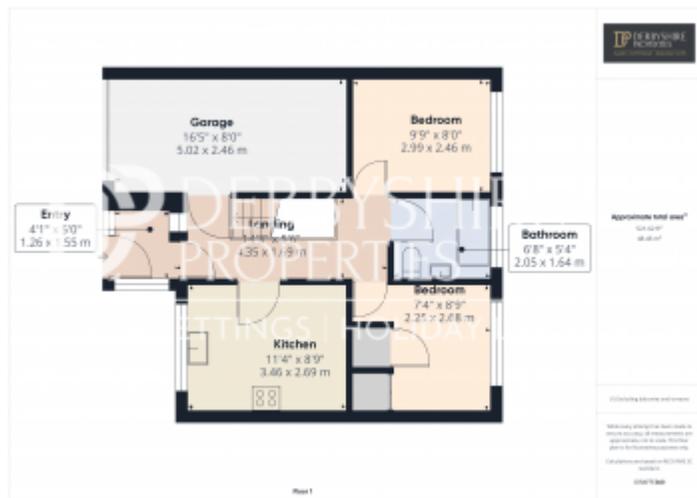
Loft

Fully boarded

Disclaimer

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- 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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