

Home 2 Sell

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33 Crich Lane

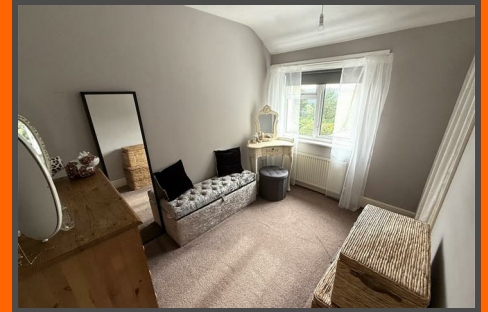
Belper, DE56 1EN

£250,000





Home2Sell are delighted to offer For Sale this well presented three bedroom semi detached house having a good size rear garden with far reaching westerly views towards the Derwent Valley. An internal inspection will reveal a side entrance porch, fitted kitchen, living room, conservatory and a front entrance hall. To the first floor the two rear bedrooms both have elevated far reaching views. There is a further bedroom to the front and a bathroom. Outside to the front of the house is a paved drive providing parking for two vehicles. The rear garden is generally low maintenance with three seating areas, an artificial lawn and a storage room/potential workshop. The property also benefits from UPVC double glazing and gas central heating.



### Entrance Hall

Having a UPVC double glazed entrance door, ceiling light, stairs to the first floor and a door through to the living room.

### Living Room

14'11" x 11'10" (4.55m x 3.61m)

Display recess in the chimney breast having an internal spot light. Laminate flooring, two ceiling lights, radiator and twin UPVC double glazed doors opening to the conservatory. Door to the under stairs storage cupboard which has shelving, power, light and an opaque UPVC double glazed window to the front elevation.

### Conservatory

9'8" x 7'11" (2.97m x 2.42m)

Being brick based with UPVC double glazed upper windows and double doors opening the upper patio seating area, tiled flooring and a ceiling fan light.

### Kitchen

18'4" x 7'6" (5.60m x 2.31m)

Appointed with matching cream gloss fronted matching wall and base units having wood effect work tops. Electric slot in cooker with an extractor hood above. Inset one and a quarter bowl sink and drainer with an extendable mixer tap. Complementary tiling to the splash back and work areas. Spaces for a dishwasher and a washing machine. Tiled flooring, recessed ceiling spot lights and a radiator. UPVC double glazed windows to the side and rear elevations and an opaque UPVC double glazed door to the side porch.

### Side Porch

12'6" x 3'9" (3.82m x 1.16m)

Used as the main entrance to the house having an opaque UPVC double glazed front entrance door, opaque UPVC double glazed windows to the side elevation and an opaque UPVC double glazed door to the rear leading to the garden. Tiled flooring and power sockets.

### Stairs and Landing

Carpet, ceiling light, radiator, a UPVC double glazed window to the front elevation and the loft access hatch. The loft has a fold down wooden ladder and is half boarded for storage.

### Bedroom One

9'8" x 9'10" (2.97m x 3.01m)

UPVC double glazed window to the rear elevation facing west and over looking the garden and beyond towards the Derwent Valley. Carpet, ceiling light and a radiator.

### Bedroom Two

10'1" x 7'6" (3.08m x 2.30m)

UPVC double glazed window to the rear elevation facing west and over looking the garden and beyond towards the Derwent Valley. Carpet, ceiling light, radiator and a storage recess with a hanger rail.

### Bedroom Three

7'11" x 6'11" (2.42m x 2.12)

Carpet, ceiling light, radiator and a UPVC double glazed window to the front elevation.

### Bathroom

Appointed with a low flushing WC having soft closing seat and lid. Wall mounted wash hand basin with

mixer tap having a pull out storage drawer below. Panel side bath with side mounted mixer tap and having a Triton electric shower fitted over. Complementary tiling to the splash back area, walls and floor. Extractor fan, chromed ladder style radiator and recessed ceiling spot lights. Opaque UPVC double glazed window to the front elevation.

### Outside

To the front of the house is paved drive providing off road parking space for two vehicles. Storm porch over the front entrance door and a path to the side porch. The west facing rear garden is generally low maintenance having an upper paved patio seating area immediately to the rear of the house where there is a cold water tap. The second level has an artificial lawn and a garden shed. A gate in a picket fence leads to the next paved seating area where there is raised flower bed. Open steps lead down to the fourth paved seating area. Side steps lead down to the lower level where there is a store room/potential workshop.

### Workshop/Store Room

Located beneath the lower garden patio and providing great additional storage space or hobby

room having single glazed windows to two elevations and wooden entrance doors.

### Area

The historic market town of Belper sits within the beautiful Derwent Valley, significant in world history as the birthplace of the factory system. Here, new types of building were erected to house ground-breaking technology for water-powered manufacturing. The system developed here was copied across the globe which is why the Derwent Valley Mills were inscribed on the UNESCO World Heritage List in 2001. The town has a vibrant high street with artisan coffee shops and restaurants. The town also has a main line railway station.

### Note

One of the vendors of this property is a practicing Estate Agent associated with Home2Sell.

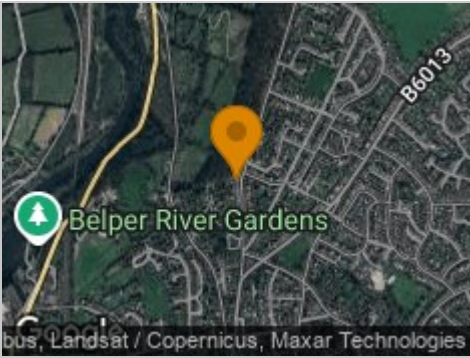




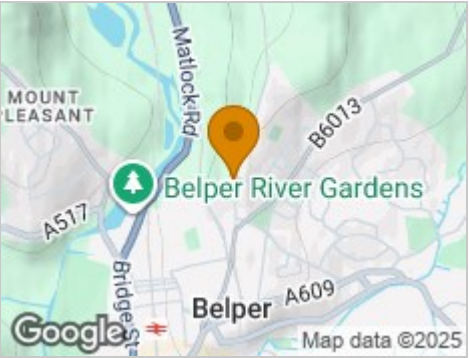
Road Map



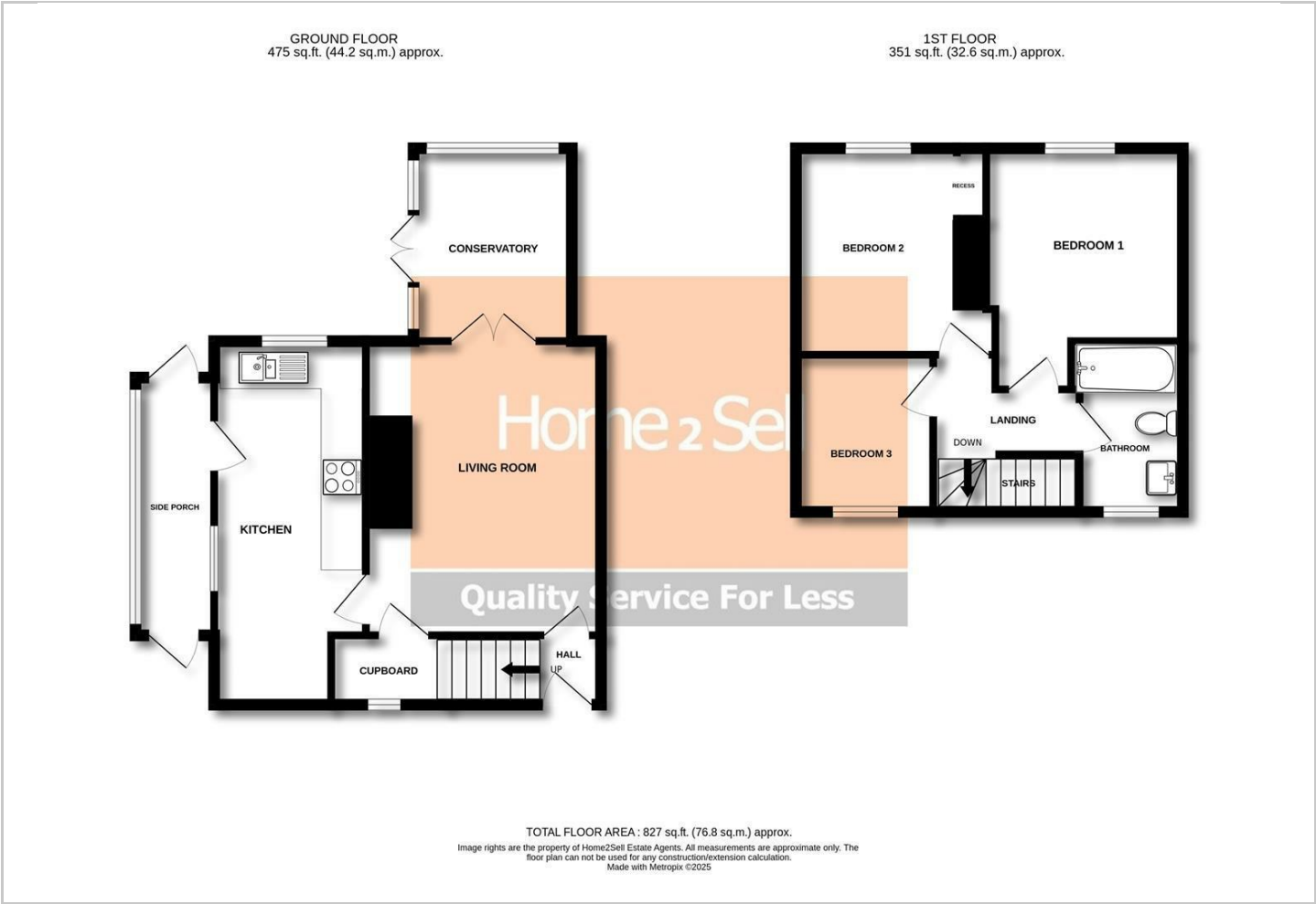
Hybrid Map



Terrain Map



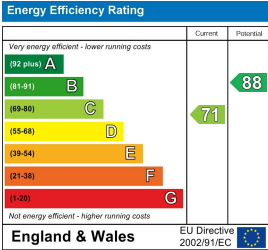
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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