



Clovelly
Crich, Matlock

Clovelly, Roes Lane, Crich, Matlock, Derbyshire, DE4 5DH

A three bedroom detached property on the outskirts of the sought after Village of Crich, situated in an elevated plot in need of some modernisation with gardens to the front and rear, off-road parking and views across the village and beyond.

PRICE: **£270,000**

Location:

Clovelly is situated on the outskirts of the popular village of Crich which offers a range of amenities including a primary school, village hall, Church, public houses, doctors surgery, village shops and a post office. The property is ideally located for easy access onto the B5053 and the A6 connecting to the nearby towns of Matlock (6.5 miles), Belper (5 miles) and Alfreton (5 miles) also being within commuting distance from the Cities of Derby and Nottingham. These towns offer a wide range of amenities and facilities including supermarkets, high street shops, restaurants and secondary schools and train stations. The area is renowned for its beauty and offers many local walks, trails, outdoor activities and beauty spots.

Directions

From the centre of Crich village, head north along Bowns Hill and follow the road up the hill and around the sharp right hand bend which merges onto Roes Lane. Follow the road down the hill and the property will be found on the left hand side opposite the turning for Sherwood Drive, indicated by our for sale board.

Description:

The sale of Clovelly offers an opportunity to acquire a detached house which is ready for some modernisation situated on the edge of a popular village of Crich. The property currently has accommodation over two floors and benefits from well-proportioned rooms. The second floor comprises two attic rooms with a metal staircase rising from the landing, but could be altered to create a further bedroom. Externally there are gardens to the front and rear with off road parking for multiple vehicles.

Accommodation:

Entrance hallway and Cloakroom With stairs rising to the first floor, under stair storage cupboard and a cloakroom with WC, Sink and a window to the side.

Dining Room:

3.60m x 2.97m

With dual aspect windows, a fireplace with stone surround and raised hearth housing a clear view inset multifuel stove. There is a built in storage cupboard and draws. The room is open into the Sitting room;



Sitting Room:**4.22m x 3.02m**

With dual aspect windows one being a large bay window, a fireplace housing an electric fire and a radiator.

Kitchen:**3.48m x 1.37m & 3.35m x 1.90m**

A 'L' shaped room with a window to the rear, built in floor and wall units with a breakfast bar, electric cooker, plumbing for washing machine and the gas central heating boiler. There is a radiator and a door into:

Conservatory:**4.09m x 2.18m & 3.30 x 1.67m**

An 'L' shaped conservatory with double doors out to the rear garden and a door to the side of the house, with a radiator and tiled flooring. The room offers space for seating and or dining.

Landing:

With stairs rising to the first floor, a window to the side and a metal stair case leading to the attic rooms.

Bedroom One:**3.66m x 3.60m**

A large double bedroom, a radiator, with dual aspect windows and views over the valley.

Bedroom Two:**3.66m x 3.10m**

A large double bedroom with a window to the rear overlooking adjoining fields and two radiators.

Bedroom Three:**2.00m x 1.88m**

A small single bedroom with a window to the front and a radiator

Bathroom:**1.88m x 1.70m**

With a three piece suite comprising a bath and shower over, WC and sink, a window to the rear and a radiator.

Attic Room:**5.46m x 3.50m**

Access via a metal staircase from the landing, a spacious area divided into two parts, with a window to the side and a Velux window, a wall mounted electric panel heater, with power and lighting. This area creates a hobby room or a large storage area. There is the option to alter the stairs using the third bedroom

to create a more usable bedroom on the second floor (subject to the necessary planning consents).

Externally:

To the front of the property with parking for numerous vehicles on a tarmac driveway together with a small parking space at the road level.

Lean Shed and Garden Shed:

A good size shed with doors to the front and rear. There is a timber garden shed positioned in the rear garden.

Gardens:

The front garden has a lawn area with planted borders and dry stone walling and hedgerow boundaries. The rear garden is down to grass with a patio area, planted borders and a path to the garden shed. All area of garden with well stocked beds and shrubs to the front. To the rear is a patio area excellent for outside dining and a raised garden laid to lawn with planted borders.

Services:

Mains electric, gas and water are connected, with drainage to a shared off grid system.

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

Fixtures and Fittings:

Only those referred to in the brochure are included in the sale.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Local Authority:

Amber Valley Borough Council.

Viewing:

Strictly by appointment only through the selling agents Bagshaws Bakewell Office.

Council Tax band:

D

EPC Rating:

D

Vendor's Solicitor:

BRM Solicitors, Gray Court, Chesterfield, S40 1LD.

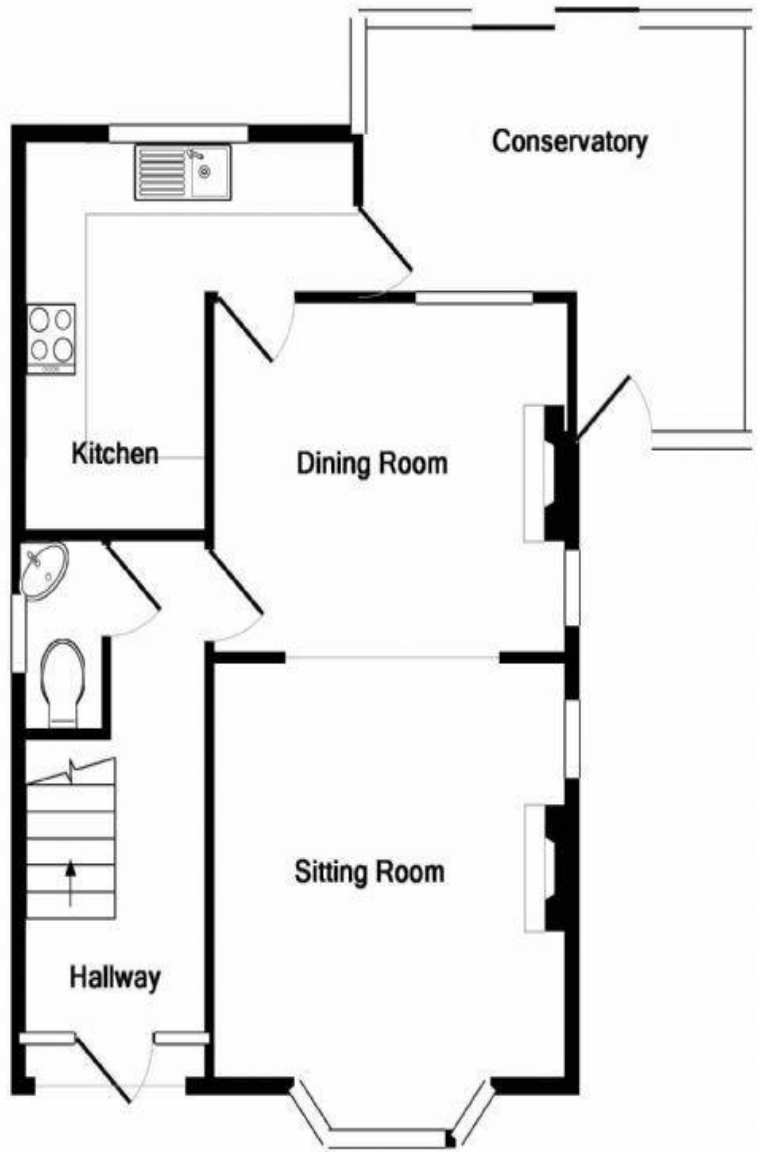
Method of Sale:

The property is offered by Private Treaty

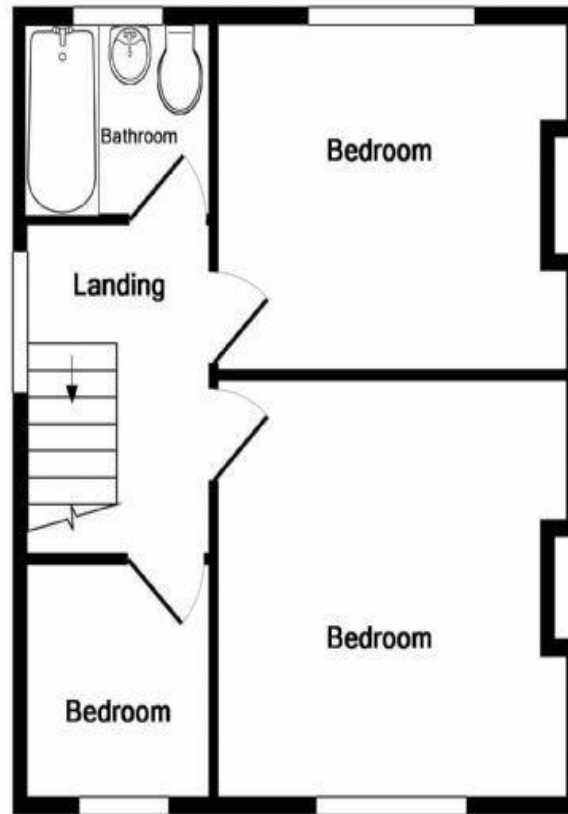
Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.





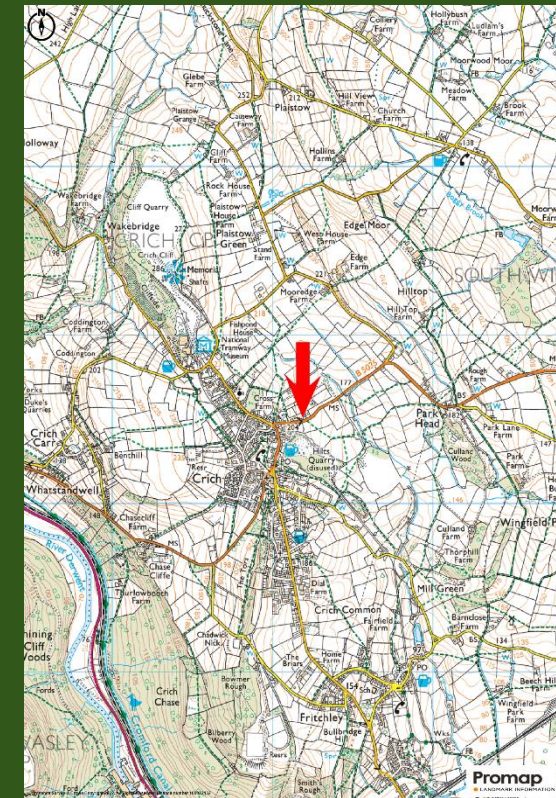
GROUND FLOOR
APPROX. FLOOR
AREA 53.2 SQ.M.
(573 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.0 SQ.M.
(388 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.2 SQ.M. (960 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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