



## 49 The Common, Crich Matlock, DE4 5BJ Offers Around £350,000

We are delighted to offer this TRADITIONAL THREE-BEDROOMED FAMILY HOME, situated in the SOUGHT-AFTER VILLAGE OF CRICH. The location is highly regarded locally, and we are expecting interest to be high. Having the benefit of gas central heating and double glazing, the accommodation briefly comprises: -

GROUND FLOOR, entrance hall, lounge, dining room, and kitchen. FIRST FLOOR, landing, two double bedrooms, one single bedroom, and bathroom. OUTSIDE, the property is positioned on a beautiful well-kept plot with single garage, and beautiful gardens to front and rear. EPC D, Council Tax Band D.

## 49 The Common, Crich, Matlock, DE4 5BJ

### The Property

Individually-built, this property stands on a good-sized plot. Offered for sale with immediate vacant possession, and affords an excellent opportunity to family purchasers to undertake some refurbishment works to individual taste. The accommodation comprises; canopy entrance porch, entrance hall, two reception rooms, modern kitchen, three bedrooms, family bathroom, good-sized driveway leading to a single garage, lawned garden to garden to front, and enclosed rear garden with large patio.



### Location

Ideally positioned to allow easy access to Derby, Nottingham and the M1, whilst enjoying an enviable position on the outskirts of the quiet village of Crich, with the Peak District literally on the doorstep. Set in a pretty, sought after Derbyshire village with panoramic views across the adjoining countryside,



### Directions

When leaving Derby city centre by vehicle, proceed north along the A38, taking the eventual exit signposted for Ripley. At the traffic island turn left onto the A610 Ripley Road, following the road through Sawmills, to take the righthand turn into Bullridge Hill, which in turn leads into Crich Road, and then The Common to eventually find the property on the righthand side before the turning into Over Croft Lane.

What 3 Words /// united.verve.joke

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13516

### Accommodation

Having the benefit of gas central heating and double glazing, the detailed accommodation comprises: -

#### GROUND FLOOR

##### Canopy Entrance Porch

Having double glazed front door with side panels either side, opening to the: -

##### Entrance Hallway

Having stairs to the first floor with understairs storage cupboard.





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### Rear Lounge

5.99m x 3.66m (19'8" x 12'0")

Having two double glazed windows to side and rear, feature brick fireplace with inset fire on tiled hearth, and central heating radiator.



### Dining Room

3.68m x 3.02m (12'1" x 9'11")

Having double glazed bay window to front, and central heating radiator.



### Kitchen

4.83m x 2.82m (15'10" x 9'3")

Having range of Oak-fronted wall and base units, space for washing machine, fridge and freezer, built-in electric oven, and gas hob with extractor hood over, ceramic tiled floor, double glazed windows to front and rear, and double glazed back door to garden. together with Worcester gas-fired boiler providing domestic hot water and central heating.



## FIRST FLOOR

### Landing

Providing access to all rooms.

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### Bedroom One

3.68m x 3.63m (12'1" x 11'11")

Having double glazed window, and central heating radiator.



### Bedroom Two

3.68m x 3.02m (12'1" x 9'11")

Having double glazed window to rear, and central heating radiator.



### Bedroom Three

3.78m x 2.11m max 1.09m min (12'5" x 6'11" max 3'7" min)

Measurements are '12'5" x 6'11" maximum, 3'7" minimum/3.78m x 2.11m maximum, 1.09m minimum'.

Having dormer window to side, and central heating radiator.

### Family Bathroom

Having suite comprising; low-level ceramic WC, ceramic wash hand basin, and bath with shower over, together with fully tiled walls, double glazed obscure-glass window to front, and central heating radiator.



## OUTSIDE

### Front Garden

There is a driveway leading to the garage, together with paved footpath to front door, a large lawned area with trees and shrubs, and surrounded by an old stone-built wall.

### Detached Single Garage

Having up-and-over door.

### Rear Garden

Having good-sized patio with steps leading down to the garden, paved pathways., and lawned area, together with access to front of the house.





## **ADDITIONAL INFORMATION**

### **Tenure**

We understand the property is held freehold, with vacant possession provided upon completion.

### **Anti-Money Laundering (AML) Regulations**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

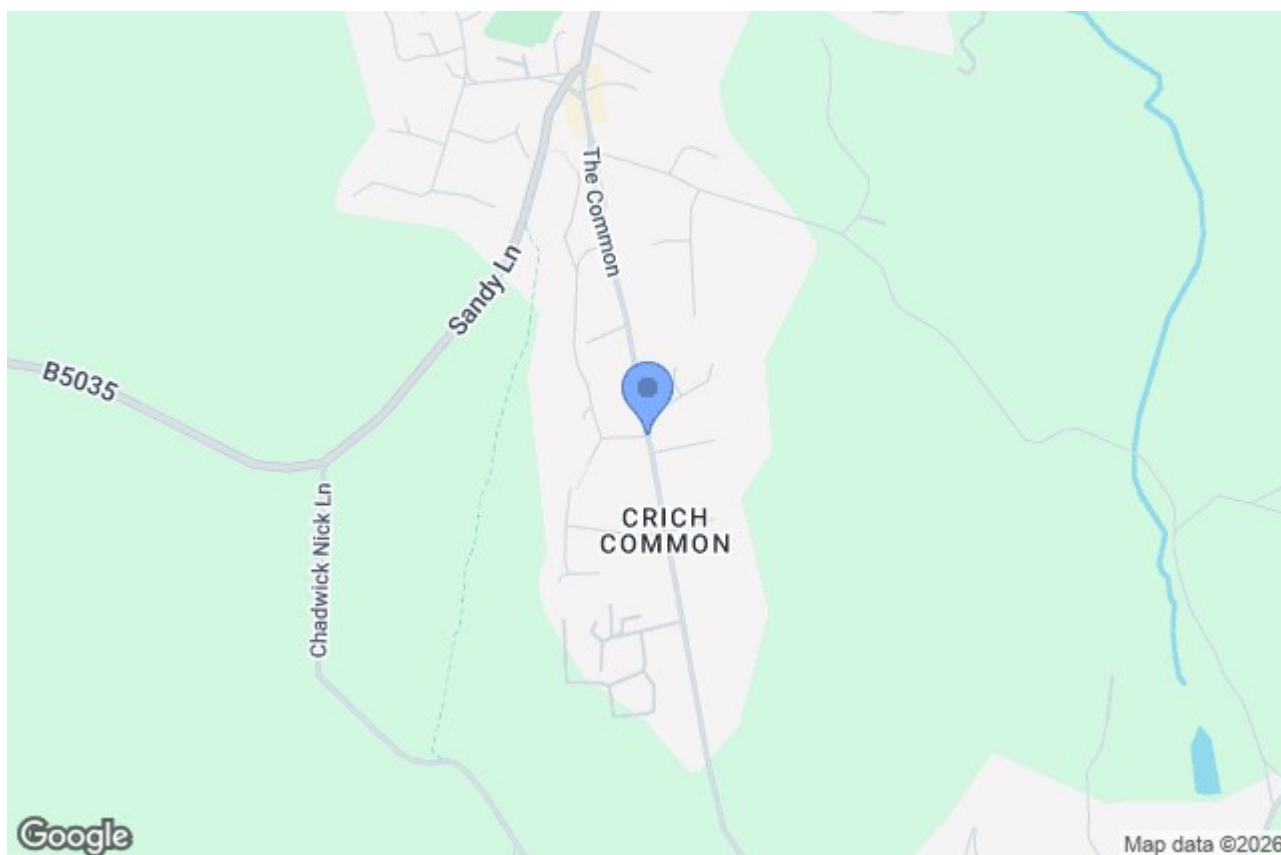
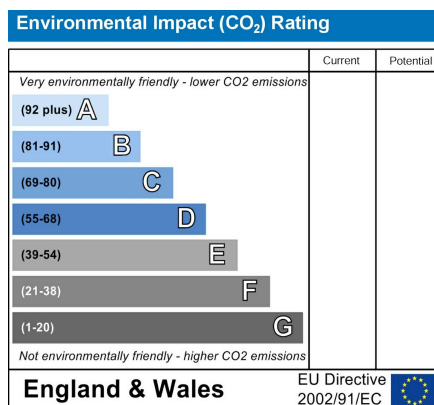
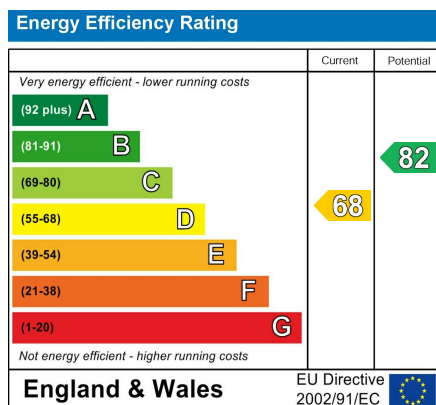
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13516**



#### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for