



1 Crich Lane, Belper, DE56 1EN

Price Guide £179,950



Offered with vacant possession /no chain. A well presented traditional semi detached family home, offering three bedroom accommodation. Situated in a popular area close to Belper and its excellent amenities. There are front and rear gardens enjoying far reaching views. Viewing is recommended.



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The welcoming accommodation comprises entrance hallway, sitting room with under stairs store and dining kitchen with pantry. To the first floor there are three bedrooms and a shower room.

Benefitting from gas central heating fired by a combi boiler and UPVC double glazed windows and doors. The property is fully insulated, having recently had roof and external wall insulation upgraded.

To the front of the property is a fore garden with dry stone boundary wall, which extends to the side and rear.

Situated conveniently on a bus route, within easy reach of Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. There is easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A UPVC entrance door opens from the front.

ENTRANCE HALLWAY

There is a radiator and stairs climb off to the first floor.

SITTING ROOM

15'2 x 11'10 max (4.62m x 3.61m max)

A UPVC double glazed picture window overlooks the garden and views beyond, radiator, TV aerial point, wall mounted electric

fire and a useful under stairs cupboard has light and provides storage.

FITTED KITCHEN

15'3 x 7' (4.65m x 2.13m)

Fitted with a range of base cupboards, drawers and eye level units with marble effect rolled top work surface over incorporating a sink drainer with mixer tap and splash back tiling. There is an electric cooker, washing machine, fridge freezer, radiator, extractor fan, dual aspect UPVC double glazed windows to the side and rear and a half glazed composite entrance door allows access to the side.

ON THE FIRST FLOOR

LANDING

There is a window to the front elevation, radiator and access to the insulated roof void.

BEDROOM ONE

11'9 x 9'11 (3.58m x 3.02m)

There is a range of built-in wardrobes providing excellent hanging, shelving and built-in drawers, radiator and a UPVC double glazed window to the rear elevation enjoying views.

BEDROOM TWO

10'4 x 9'11 (3.15m x 3.02m)

There is a UPVC double glazed window to the rear elevation enjoying countryside views over Belper, radiator and a built-in cupboard

providing storage and housing the Vaillant combination boiler (serving the domestic hot water and central heating system).

BEDROOM THREE

8'2 x 7' (2.49m x 2.13m)

Having a UPVC double glazed window to the front elevation and radiator.

SHOWER ROOM

8'5 x 5'7 (2.57m x 1.70m)

Appointed with a fully tiled double shower enclosure with thermostatic shower, low flush WC and wall mounted wash hand basin, extractor fan, radiator, glazed display shelving and UPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property a path leads to the front door. The mature garden with established shrubs and flowering plants, sits behind a dry stone boundary wall. The gardens extend to the side of the house to a sunny seating area.

GARDEN

The rear garden is mainly laid to lawn with a fence and wrought iron railings to the boundary. A block paved patio is perfect for alfresco dining and entertaining, enjoying a pleasant westerly aspect with views.



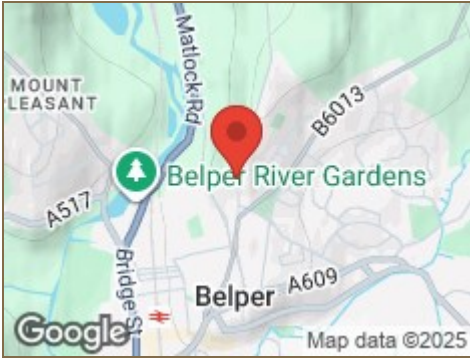
Road Map



Hybrid Map



Terrain Map



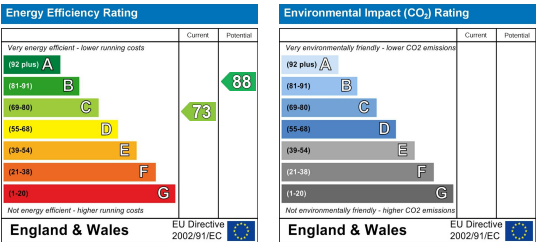
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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