



## 1 Sun Lane, Crich, Matlock, DE4 5BR

**£229,950**

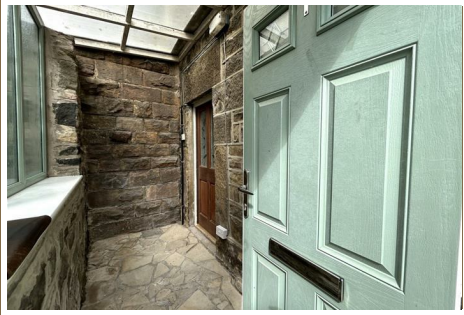


Offered with vacant possession / no chain. A well presented character cottage situated in the popular village of Crich, close to the market place and excellent local amenities. The deceptively spacious, yet versatile 2/3 bedroom accommodation is over three floors with a sunny paved courtyard garden to the rear. Viewing is highly recommended.



# 1 Sun Lane, Crich, Matlock, DE4 5BR

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The period stone cottage offers well proportioned split level accommodation with character and many original features, comprising entrance porch, cosy sitting room with beams and feature exposed stone walls, fitted kitchen with integrated appliances, two bedrooms and bathroom to the first floor and a generous attic bedroom.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

The cottage is built onto the hillside enjoying an elevated position to the front. There is a rear access via a neighbouring property to a sunny paved courtyard, which enjoys views over the Amber Valley.

Crich is a sought after village with excellent local amenities, having many bus routes to all local towns and easy access to Ambergate railway station and major road links i.e. A610, A38 & M1 to Derby and Nottingham whilst the A6 provides the gateway to the stunning Peak District. Crich is surrounded by countryside, the cottage has a direct route to Crich Tors with many countryside walks and trails easily accessible.

## ACCOMMODATION

A double glazed door allows access.

## ENTRANCE PORCH

Constructed with stone base, UPVC double glazed window, tiled floor and a wooden entrance door opens into :

## SITTING ROOM

12' x 12'1 (3.66m x 3.68m )

Having a feature fire surround with cast iron insert and Victorian tiles, UPVC double glazed window to the front. radiator, painted beams to the ceiling, a useful understairs cupboard provides storage and stairs climb to the first floor.

## KITCHEN

10' x 12'11 (3.05m x 3.94m)

There is a step up in the kitchen. Fitted with a range of white base cupboards, drawers and eye level units with white rolled top work surface, incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric fan assisted oven, induction hob, stainless steel extractor hood, fridge freezer and washing machine. The ceiling has painted beams, under plinth lighting and a UPVC double glazed window to the side.

## FIRST FLOOR LANDING

Having a UPVC double glazed door to the side elevation leading to the rear garden and stairs leading to attic room.

## BEDROOM TWO

12'x 9'7 (3.66mx 2.92m )

Having double glazed window to the front elevation, central heating radiator and cupboard housing a recently upgraded Vailant combi boiler (serving the domestic hot water and central heating system).

### **BEDROOM THREE**

12'x 10' reducing to 6' (3.66mx 3.05m reducing to 1.83m)

Having central heating radiator, two double glazed windows to the side and an original stone feature fireplace.

### **BATHROOM**

Fitted with a three piece suite comprising of panelled bath with mixer shower taps, vanity wash hand basin with storage and a low level W.C, heated towel radiator and a UPVC double glazed window to the side elevation.

### **ATTIC BEDROOM ONE**

12' x15'1 (3.66m x4.60m )

Having double glazed window to the front elevation enjoying views over the village and its countryside, radiator and feature exposed stone wall.

### **OUTSIDE**

A UPVC entrance door from the first floor provides access to a sunny paved courtyard garden, perfect for alfresco dining and enjoying the views. There is a side access to the garden



## Road Map



## Hybrid Map



## Terrain Map



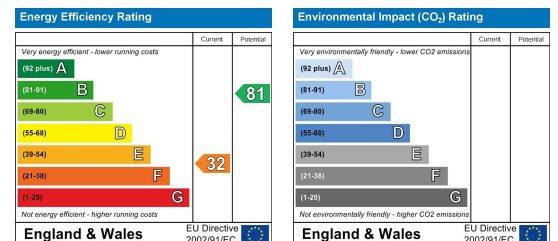
## Floor Plan



## 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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