



## 39 Chapel Lane, Crich Matlock Offers in the region of £400,000

TPS Estates are proud to offer for sale this delightful well-proportioned semi detached three bedroomed stone built cottage enjoying far reaching views over the surrounding countryside. The property is in a quiet lane situated close to the centre of the village.

This well-presented property has an array of character throughout and the accommodation comprises of an Entrance Lobby, Hallway, Kitchen, Sitting room, Dining Room, useful Utility Room. To the first floor there is the Master Bedroom which has an En suite shower, two further double Bedrooms and a family Bathroom. Outside there is off road parking for 2/3 vehicles to the front of the property and fore garden, to the rear is a split-level garden with a patio area and lawned area with a vegetable plot.





# 39 Chapel Lane, Crich Matlock

## General Area

### General Area

Crich is a popular village in the heart of Derbyshire surrounded by open countryside. Crich has a good range of local amenities including a post office, village store, doctors surgery, hairdressers, village inn and primary school. The location is highly convenient for other surrounding centres including Belper (six miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east), Derby (twelve miles to the south) and Junction 26 of the M1 Motorway (thirteen miles) which provides fast access to other nearby regional centres and the main motorway network. Crich was used extensively in the filming of Peak Practice and is the home to the Tramway Museum and Crich Stand is the Regimental Memorial of the Sherwood Foresters.

## Accommodation

The property is entered via a Upvc entrance door opening into the

### Entrance Lobby

With flag stone flooring and dual aspect Upvc double glazed windows, leading into the Hallway with a continuation of the flag stone flooring and openings to the Dining Room and Kitchen respectively.

A door opens to the useful Utility Room 2.74m x 1.45m(9' x 4'9")with power and light and electrical sockets, flagstone flooring, plumbing and space for washing machine and dryer and space for cloaks hanging.

### Kitchen 4.50m x 3.07m (14'9" x 10'1")

With a two front aspect Upvc double glazed windows overlooking the fore garden, this well-appointed kitchen has an array of oak fronted wall and base units ,having complimentary wood block work surfaces ,tiled splash backs ,integrated fridge and dishwasher and wine racks and a one and a half bowl sink and drainer. Within the tiled inglenook style recess is a gas range with two ovens and warming drawer and six ring gas burner. With a central heating radiator, continuation of the flagstone flooring, electrical sockets, ceiling lights and revealed ceiling beams. Housed within one of the wall mounted units is the combi boiler which provides domestic hot water and central heating to the property. A feature glass panelled door opens into the

### Sitting Room 5.05m x 3.96m (16'7" x 13'0")

Having two sets of Upvc French doors providing access to the rear garden, this delightful room has carpeted flooring, two central heating radiator, TV point, wall lights and electrical sockets. The feature of this room is the open grate fire with an oak plinth over.

From the entrance Hallway an opening to the

### Dining Room 4.09m x 3.53m (13'5" x 11'7")

With two Upvc double glazed windows overlooking the front garden and parking area, this room has the continuation of the flagstone flooring, revealed ceiling beams, wall lights, electrical sockets and a central heating radiator. The feature of this room is the inset fire recess with log burner.

Stairs rise from the Dining Room to the first-floor landing.

### First Floor Landing

has carpeted flooring ,inset spotlights ,doors leading to the three bedrooms and bathroom respectively

### Master Bedroom 5.05m x 4.19m(maximum) (16'7" x 13'9" (maximum))

With two rear aspect Upvc double glazed windows with views of the garden ,this double bedroom has carpeted flooring, TV point, electrical sockets, central heating radiator and a latch door which opens to the

### En Suite

Comprising of a white suite with a low level corner W.C, wash hand basin set on a cupboard, chrome ladder style radiator, inset ceiling lights, extractor fan and a tiled corner glazed shower cubicle with thermostatic shower.

### Bedroom Two 4.34m x 2.74m (14'3" x 9'0")

This bedroom of double proportion has carpeted flooring, front aspect Upvc double glazed window with views of the countryside that surround the area. Ceiling light, central heating radiator, carpeted flooring and electrical sockets.

### Bedroom Three 3.61m x 2.97m (11'10" x 9'9")

This double bedroom has a front aspect Upvc double glazed window with similar views to bedroom two, carpeted flooring, central heating radiator, electrical sockets and ceiling light.

### Family Bathroom 3.10m x 1.91m (10'2" x 6'3")

This beautiful bathroom has a large panelled bath with centre taps ,a tiled glazed shower cubicle with thermostatic shower, pedestal wash hand basin and a wall mounted ladder style radiator. A front aspect Upvc double glazed window with opaque glass.

## Outside

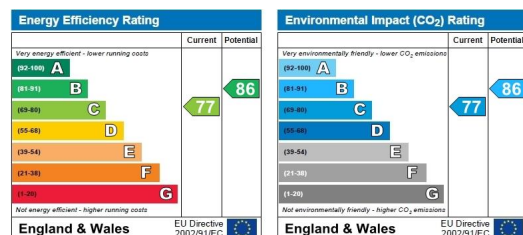
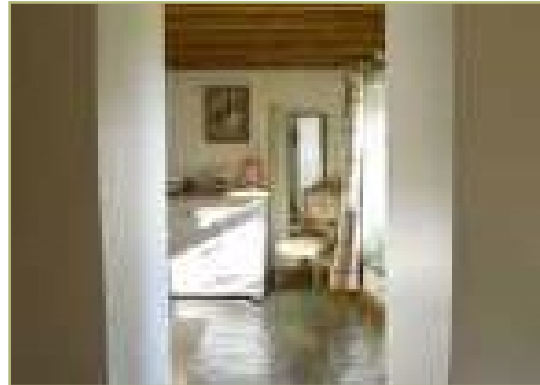
The front of the property has a mature cottage style garden with the benefit of off road parking for 2/3 vehicles, with a wrought iron pedestrian gate leading to the front of the property having a gravelled path with stepping stones. The fore garden has a range of mature shrubs and bushes with a dry stone wall, a shed and a path which leads down the side of the property and a further shed .To the rear there are steps to the top garden which is laid mainly to lawn bordered by stone walling and hedging and further flowering shrubs and established bushes. There is a large patio area which enjoys the delights of the garden and offers a high degree of privacy. There is an established vegetable plot and further space for a greenhouse.

Viewing Highly recommended

## Directional Notes

The approach from our Matlock Office is to proceed south along the A6 passing through Matlock Bath and in turn the traffic light junction at Cromford. Thereafter continue along the A6 crossing over the River Derwent and thereafter bear left as signposted for Whatstandwell and Crich. Continue along this road passing through Whatstandwell until reaching Crich. Upon reaching Crich at the Market Place turn right onto The Common. Proceed along The Common where Chapel Lane is on the right and the property is found by bearing right at the Wesleyan Methodist Chapel. The property is located on the left as denoted by our for sale board.

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