

# Fletcher & Company

Wood View 118 Crich Lane, Belper, Derbyshire, DE56  
1EU

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Offers Around £625,000

Freehold

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- Internal Viewing Essential to Appreciate Size of Accommodation
- Superbly Presented Throughout
- Spacious Accommodation - Ideal For The Family
- Large Entrance Hall, Utility & Guest Cloakroom
- Fabulous Open Plan Living Kitchen/Diner
- Two Further Reception Rooms
- Four Bedrooms & Three Bathrooms
- Completely Private Garden
- Double Width Driveway & Garage
- Located Opposite Delightful Woodland Walks





## Summary

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WOOD VIEW - Deceptively spacious and comprehensively extended four bedroom, two en-suites, three reception rooms, detached residence occupying a fabulous location towards to the top end of Crich Lane in Belper.

# F&C

## The Location

The property is located on the outskirts of the highly desirable market town of Belper which features some charming period architecture and history, an excellent range of shops and amenities, bus and train station, large supermarket, schooling at all levels and very pleasant River Gardens along with walks in the surrounding open countryside and woodland opposite the property.

## Accommodation

### Ground Floor

#### Impressive Entrance Hall

25'3" x 8'4" (7.72 x 2.56)

Panelled oak entrance door with leaded inset provides access to the most impressive entrance hall which runs the full depth of the property with feature semi-galleried landing, staircase to first floor, panelled door to useful under-stairs storage cupboard, central heating radiator, recessed ceiling spotlighting and access to guest cloakroom.



#### Fitted Guest Cloakroom

6'4" x 4'5" (1.95 x 1.37)

With central heating radiator, integral door to garage and further panelled door to fitted guest cloakroom with a white suite comprising low flush WC, pedestal wash handbasin with tiled surround, central heating radiator and double glazed window to side.



### **Sitting Room**

15'1" x 11'11" (4.60 x 3.64)

A further panelled door from the hallway gives access to the sitting room with feature double glazed bow bay window to front, integrated living flame fireplace, central heating radiator and further panelled door to snug.



### **Snug**

12'9" x 10'0" (3.91 x 3.06)

Again, with uPVC double glazed bow bay window, central heating radiator and further panelled door to sitting room.



### **Open Plan Living Kitchen/Dining Room**

21'10" x 20'4" (6.67 x 6.21)



## Dining Area

With central heating radiator.



## Kitchen

With an extensive range of granite preparation surfaces with matching upstands, inset ceramic sink unit with mixer tap, fitted base cupboards including wine storage, complementary wall mounted cupboards, appliance space suitable for large Rangemaster gas cooker and fridge/freezer, recessed ceiling spotlighting, double glazed window, door to rear, further appliance space for American style fridge freezer and panelled door to utility room.



## Snug Area

15'3" x 10'6" (4.65 x 3.22)

Sitting off the open plan dining kitchen featuring two central heating radiators, wall hung living flame gas fire and double glazed window with matching French doors to a pleasant private terrace.

### Utility Room

9'2" x 8'3" (2.81 x 2.54)

With matching L-shaped granite worktops with matching upstands, inset ceramic sink unit with mixer tap, fitted base cupboards, appliance space suitable for washing machine and tumble dryer, further panelled door to storage cupboard, central heating radiator and double glazed window to rear.



### First Floor

#### Landing

With feature semi-galleried balustrade, central heating radiator, recessed ceiling spotlighting, double glazed Velux window to rear and panelled doors to:



#### Master Bedroom

18'6" x 15'5" (5.66 x 4.72)

With central heating radiator, small storage cupboard, double glazed window to front offering pleasant views over neighbouring wood and panelled door to en-suite shower room.



#### En-Suite Shower Room

7'3" x 4'8" (2.22 x 1.44)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle with integrated shower, chrome towel radiator, recessed ceiling spotlighting and roof light.

### **Double Bedroom Two**

11'4" x 11'4" (3.47 x 3.47)

With central heating radiator, storage space into eaves, double glazed window to rear with far-reaching views in the distance and panelled door to en-suite shower room.



### **En-Suite Shower Room Two**

2.25 x 1.47

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle with integrated shower, chrome towel radiator and double glazed Velux window to side.



### **Bedroom Three**

14'5" x 11'11" (4.40 x 3.64)

With central heating radiator, storage space into eaves and double glazed window to rear.



### Bedroom Four

11'8" x 13'4" (3.58 x 4.08)

With central heating radiator, built-in wardrobe and double glazed window to front.



### Bathroom

7'4" x 4'9" (2.25 x 1.47)

Well appointed with a white suite comprising low flush WC, pedestal wash handbasin with tiled surround, bath with integrated shower, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



### Outside

The property occupies a fabulous position towards the top end of Crich Lane and is set back behind a mature fore-garden featuring lawn, well stocked borders, hedging and attractive stone wall. Adjacent to this is a double width block paved driveway which gives access to the detached garage. To the rear of the property is a completely secluded, well established garden bound by timber fencing and hedging featuring lawn, pathway to patio and fabulous terrace located off the sitting room with a mature backdrop of neighbouring gardens and trees.





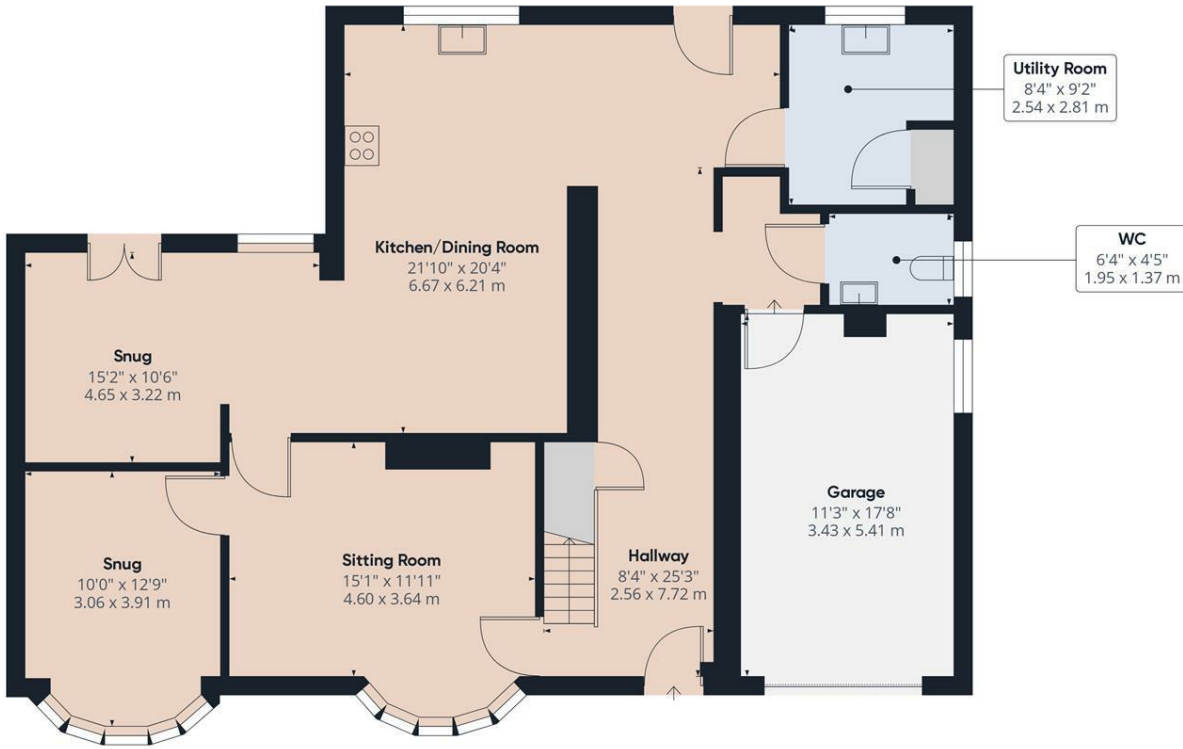
**Integral Garage**

17'8" x 11'3" (5.41 x 3.43)



**Council Tax Band E - Amber Valley**





**Approximate total area<sup>1)</sup>**  
1314.65 ft<sup>2</sup>  
122.13 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Floor 1



Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

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Derbyshire  
DE56 1EU

Council Tax Band: E  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	