

Fletcher & Company

158 Crich Lane, Belper, Derbyshire, DE56 1EP

Offers Around £550,000

Freehold



- Traditional Detached House With Character
- Former Plant Nursery With An Extensive Plot
- Scope For Development (Subject To Planning Permission)
- Lounge & Dining Room
- Fitted Kitchen
- Three Bedrooms
- Large Garden Plot
- Off Road Parking & Garage
- No Chain/Vacant Possession
- Great Potential





Summary

A rare opportunity to purchase a traditional detached house with character which enjoys a substantial plot offering scope for further development (subject to the necessary planning permission and building regulation approval)

Offered with no chain/vacant possession the house is located on the sought after Crich Lane, a short walk from Belper Town Centre and all amenities, yet close to open countryside. It provides easy access to the A6, Belper Railway Station, connection to the A38 and The Peak District.

The gas centrally heated accommodation comprises an entrance Hall, lounge with French doors to the garden, dining room, fitted kitchen and a ground floor shower room. To the first floor is a galleried landing, three bedrooms and a bathroom.

Outside a driveway, serving this property and next door, leads to a detached garage, off road parking, an extensive, mature plot with outbuildings and a substantial greenhouse. The house also has a lawned garden to the rear.

An internal inspection is highly recommended.

The logo for Fletcher and Company, consisting of the letters 'F&C' in a large, dark blue, serif font.

Ground Floor

Entrance Hall

11'9" x 5'11" (3.60 x 1.81)

Having a door providing access with original leaded and stained glass insert, a leaded glass window to the side, a central heating radiator and stairs lead off to the first floor.

Lounge

18'3" x 11'4" (5.57 x 3.47)

Having a feature fireplace with tiled hearth and surround housing an electric fire. There is a picture rail, two windows to the side glazed windows to the side central heating radiators and French doors provide access to the rear garden and patio.



Dining Room

14'6" x 9'11" (4.44 x 3.03)

With a sash window to the side and a box bay window to the rear with sash windows. There is an original built-in alcove cupboard which provides excellent storage space, a feature fireplace with a brick surround and tiled hearth housing an open fire and a central heating radiator.



Kitchen

13'1" x 10'7" (4.00 x 3.23)

Comprehensively fitted with a range of oak base cupboards, drawers, eyelevel units and open shelving units with a complimentary rolltop worksurface over incorporating a sink/ drainer unit with mixer tap. Appliances include a dual fuel range cooker with splashback and extractor hood over and an additional electric hob with extractor fan over. There is space for a refrigerator, a wine rack, tiling to the splashback areas and a tiled floor. Having sash style windows to the front and side elevation. There is inset spotlighting to the ceiling and a central heating radiator.



Rear Hall

7'11" x 3'2" (2.43 x 0.98)

With a tiled floor and door to the side of the house providing access.

Shower Room

8'1" x 7'1" (2.47 x 2.17)

Appointed with a three piece white suite comprising a corner shower cubicle with shower over and glass shower doors, a low flush WC and a pedestal wash handbasin with tiling to the splashback areas. There is a central heating radiator, a tiled floor, windows to the side and front and a wall mounted boiler.



First Floor

Galleried Landing

9'9" x 5'10" (2.98 x 1.78)

Having a window to the rear elevation and a central heating radiator. There is a built in airing cupboard. Access is provided to the roof space.

Bedroom One

11'10" x 11'4" (3.63 x 3.47)

With double glazed windows to two elevations which provide views over the garden and countryside beyond. There is a central heating radiator and original picture rail.



Bedroom Two

11'5" x 9'10" (3.48 x 3.01)

With a UPVC double glazed window overlooking the garden and a central heating radiator. Having an original picture rail.



Bedroom Three

9'10" x 8'1" (3.02 x 2.47)

With a UPVC double glaze window overlooking the garden and a central heating radiator. Having an original picture rail.



Bathroom

8'9" x 5'11" (2.68 x 1.81)

Appointed with a three piece white suite comprising a panelled bath, a vanity wash handbasin with useful cupboards beneath and a low flush WC. There is half tiling to the walls, a central heating radiator, wall mounted bathroom cabinet and two double glazed windows.

Outside

The property is approached via a private driveway serving number 158 and the house next door. There is a detached garage immediately to the side of the drive and the driveway leads to an extensive plot which is mainly lawned with a variety of mature trees, shrubs and flowering plants. There is a range of outbuildings, mainly an extensive greenhouse with a brick built base, sheds and workshop. The plot enjoys far reaching views over Belper and the countryside beyond

The plot offers scope for development subject to the necessary planning consents and building regulation approvals.

In addition, immediately to the rear of the house is an enclosed, lawned garden with mature trees and shrubs to the borders. A patio provides an ideal area for sitting.

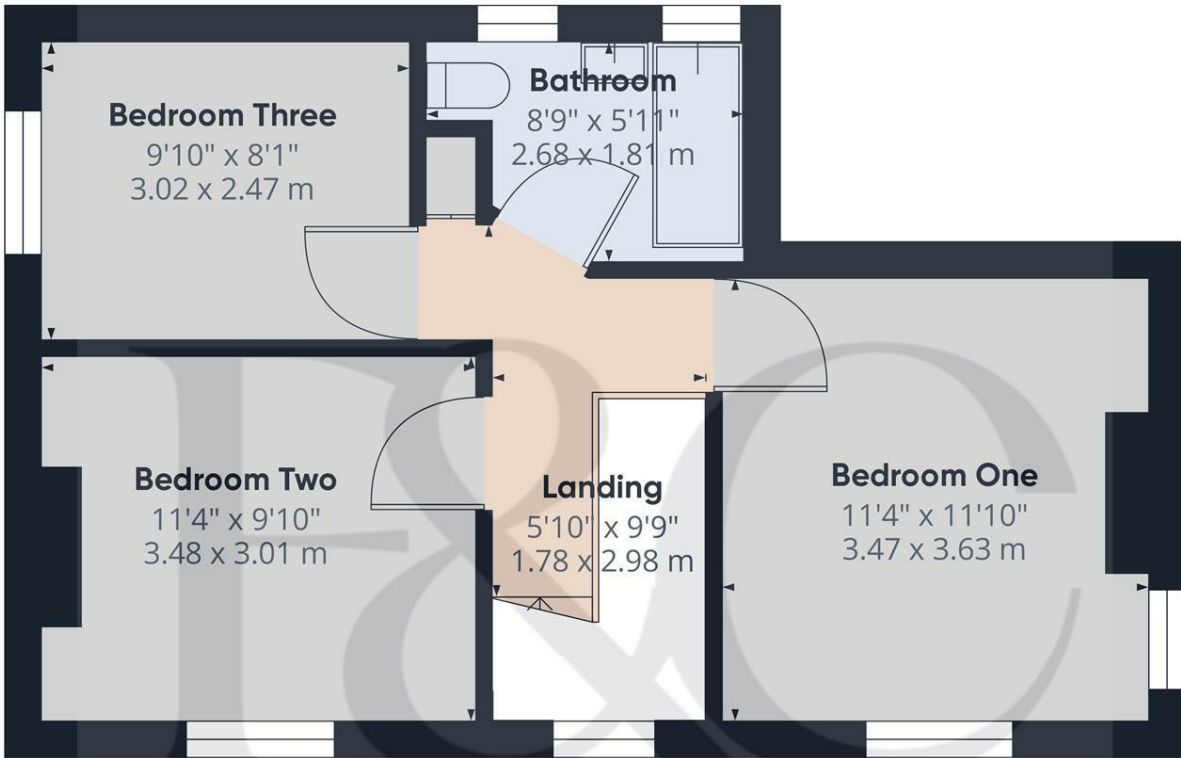


Greenhouse

An extensive greenhouse with a brick built base and additional outbuildings.

Council Tax - C

Amber Valley



Floor 1

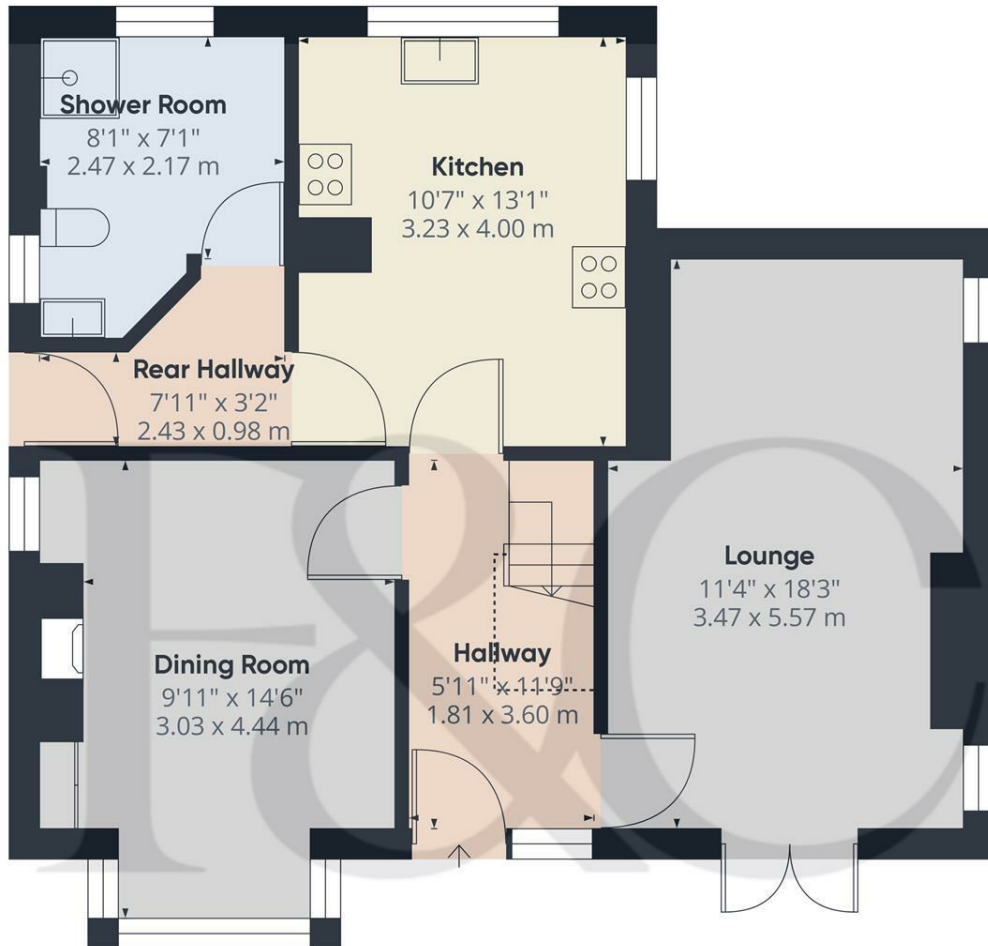
Approximate total area⁽¹⁾
416.13 ft²
38.66 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0

Approximate total area⁽¹⁾
655.52 ft²
60.9 m²

Reduced headroom
12.92 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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158 Crich Lane
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

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