

Fletcher & Company

166 Crich Lane, Belper, DE56 1EP

£295,000

Freehold



- A Traditional Semi Detached House
- Sought After Area Of Belper Close To Open Countryside
- Entrance Hall And Cloakroom/WC
- Sitting Room And A Dining Kitchen
- Three Bedrooms And A Shower Room
- Off Road Parking To The Front And Garage To The Rear
- Generous Mature Rear Garden
- Easy Access To Belper Town Centre
- Convenient Access To A6, A38, M1 And Local Train Stations
- No Chain





Summary

Nestled in the charming area of Crich Lane, Belper, this traditional semi-detached house is offered with vacant possession and no above chain.

Accommodation comprises an entrance hall, sitting room, dining kitchen and a downstairs cloakroom/WC. To the first floor are three well proportioned bedrooms and a shower room.

Outside, a driveway to the front provides parking for two cars. In addition there is access to the rear where there is additional off road parking, if desired, and a detached garage.

The property sits on a generous plot with a lawned garden to the rear together with patios and a variety of mature trees, fruit trees, shrubs and flowering plants.

One of the standout features of this home is its prime location. Situated within walking distance of the town centre, residents will enjoy easy access to a variety of local shops, cafes, restaurants, a cinema and general amenities. Additionally, the property is conveniently close to open countryside, offering the perfect escape for nature lovers and outdoor enthusiasts.

Easy access to the A6, A38, M1 and train stations in Belper, Ambergate and Derby

F&C

The Location

Situated within walking distance of Belper town centre which has a thriving community and a fabulous variety of local shops, cafes, restaurants, a cinema and general amenities. Additionally, the property is conveniently close to open countryside, offering the perfect escape for nature lovers and outdoor enthusiasts.

Easy access to the A6, A38, M1 and train stations in Belper, Ambergate and Derby

Accommodation

On The Ground Floor

Entrance Hall

6'0" x 3'7" (1.83 x 1.11)

Having a double glazed composite door with feature leaded glass insert, a central heating radiator, double glazed circular window to the side and stairs lead off to the first floor.

Sitting Room

14'4" x 11'7" (4.38 x 3.55)

Having a UPVC double glazed bay window to the front, a feature fireplace with electric fire and marble effect hearth and a central heating radiator.



Dining Kitchen

15'7" x 11'7" (4.75 x 3.55)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary work surface over incorporating a stainless sink drainer unit with mixer tap. There is under lighting to the units and integrated appliances include an electric oven and an extractor hood with light. There is a wood grain effect laminate floor, a central heating radiator, a UPVC double glazed window to the rear and a UPVC double glazed door which provides access to the garden. Having inset spotlighting to the ceiling.



Understairs Storage/Utility Area

Having plumbing an automatic washing machine, light and power.

Cloakroom/WC

4'9" x 2'7" (1.47 x 0.79)

Appointed with a two piece suite comprising a low flush WC and a wall mounted wash handbasin with splashback to the rear. There is a wood grain effect laminate floor and ceiling light.

On The First Floor

Landing

7'0" x 3'11" (2.14 x 1.21)

Having a UPVC double glazed window to the side elevation and access is provided to the roof space. There is a built-in cupboard providing storage space.

Bedroom One

10'6" x 10'5" (3.21 x 3.19)

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



Bedroom Two

9'3" x 7'8" (2.84 x 2.36)

Having a UPVC double glazed window overlooking the rear garden and a central heating radiator.



Bedroom Three

7'3" x 6'10" (2.22 x 2.09)

With a double glazed window to the front elevation and a central heating radiator.



Shower Room

7'10" x 4'10" (2.41 x 1.49)

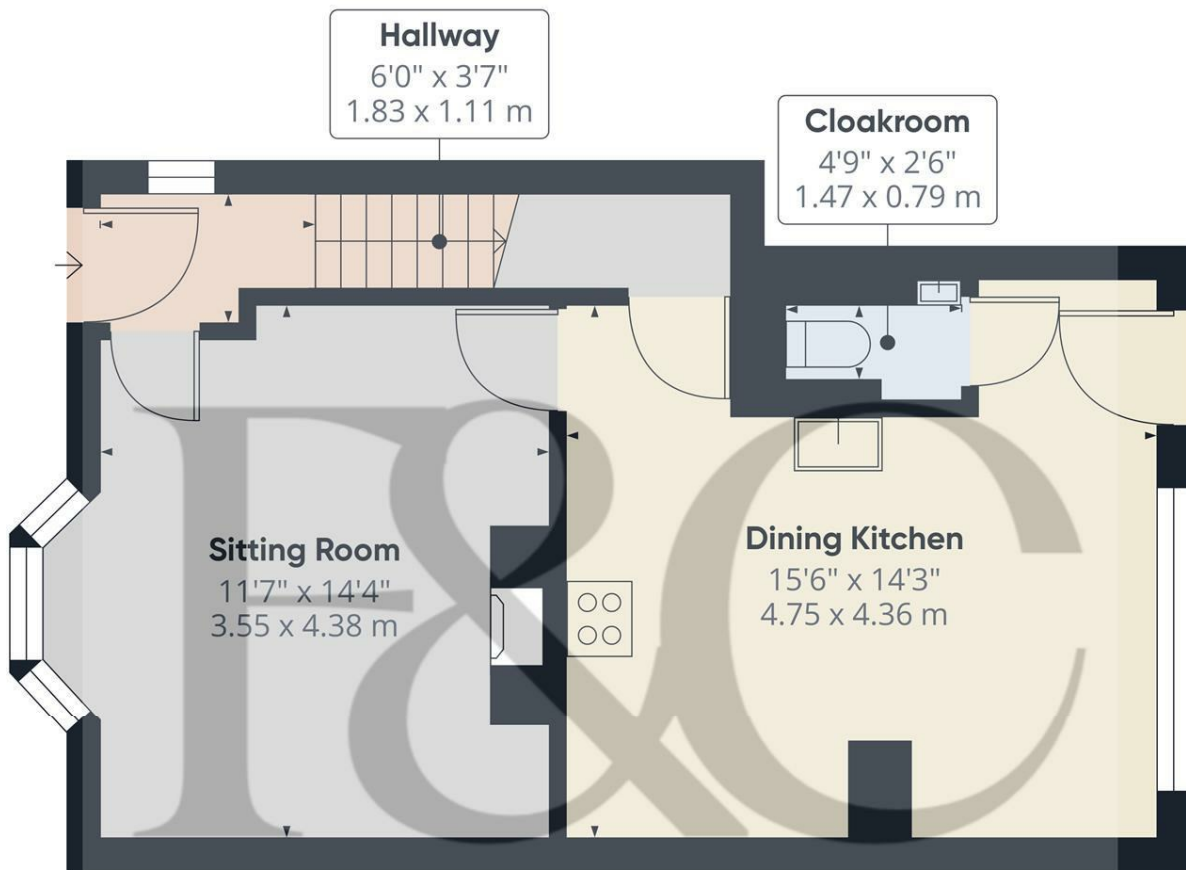
Appointed with a modern white suite comprising a double shower unit with glass shower screen and electric shower over, a vanity wash handbasin with useful cupboards beneath and a low flush WC. There is tiling to the walls, a central heating radiator, inset spotlighting and an extractor fan. Having a wall mounted mirror and a UPVC double glazed window with frosted glass.

Outside

The property is nicely set back from the road behind double wrought iron gates leading to a tarmac driveway which provides off-road parking. In addition there is a low-maintenance front garden. Vehicular access is granted at the side of the house to provide access to an additional parking area and a detached garage. There is an extensive rear garden which is mainly laid to lawn, has a variety of fruit trees, a wooden garden shed and an additional patio area at the far end.



Council Tax Band B



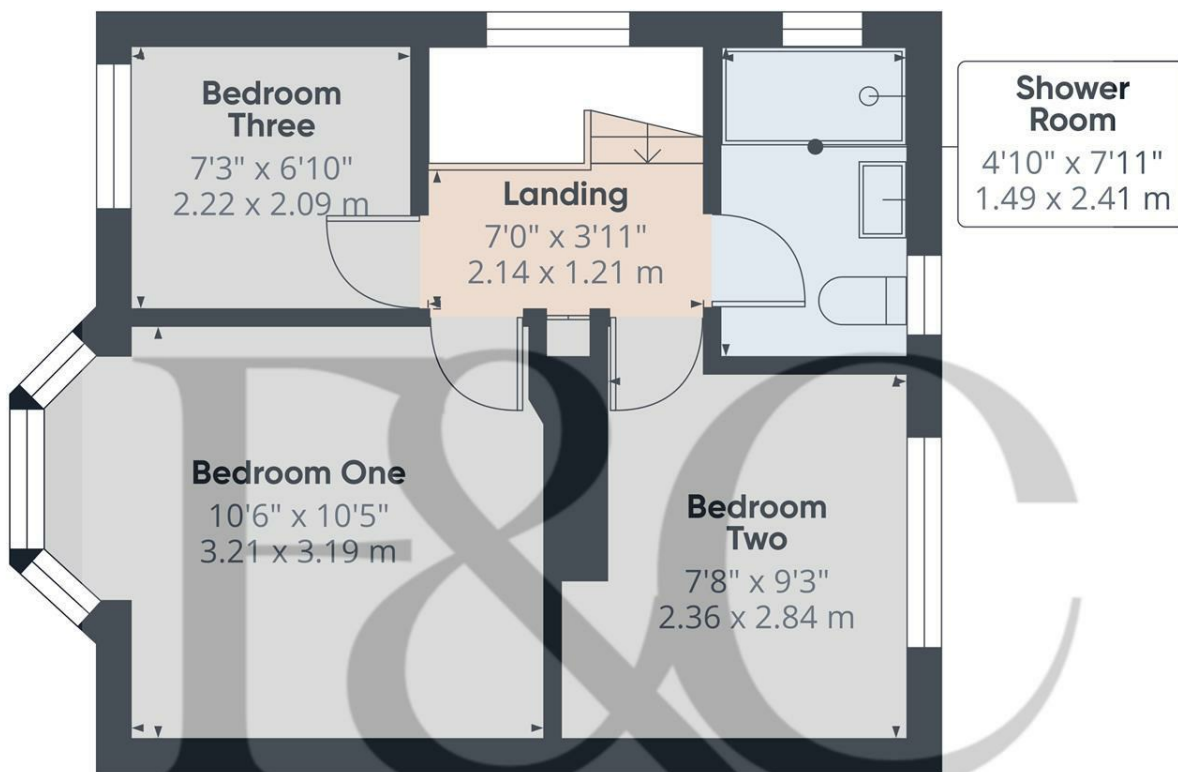
Floor 0

Approximate total area⁽¹⁾
443 ft²
41.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾
326 ft²
30.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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166 Crich Lane
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Council Tax Band: B
Tenure: Freehold

