

Fletcher & Company

3 Amber Hill, Crich, Matlock, DE4 5BZ

£375,000

Freehold



- Quiet Cul-de-Sac Location
- Superb Aspect to Rear over Nature Reserve & Mature Trees
- Good Size Driveway & Integral Garage
- Lower Level Ground Floor Incorporating WC, Utility & Study
- Entrance Hall, Generous Lounge/Dining Room with Log Burner
- Two Bedrooms & Kitchen
- Top Floor Featuring Principle Bedroom with En-Suite Shower Room, Further Bedroom & Bathroom
- Pleasant Private & Enclosed Rear Garden
- Close to Open Countryside
- Viewina Hiahlv Recommended





Summary

A most impressive and upgraded, three/four bedroom, detached residence occupying a quiet cul-de-sac location in sort after Crich with views to the rear over a nature reserve and mature trees. The property is sold with the benefit of no upper chain and has double glazing and gas central heating with accommodation set over three floors.

The ground floor accommodation comprises spacious entrance hall, staircase to first floor, good sized lounge/dining room with log burner, dining room/bedroom, further bedroom and fitted kitchen (with appliances available by separate negotiation).

The lower ground floor features a utility room, fitted guest cloakroom, study and pedestrian door to integral garage.

The top floor features a principle bedroom with en-suite shower room, further bedroom and bathroom.

The property is set up from the road behind a good sized driveway providing ample off-road parking and access to the aforementioned garden. There is a pleasant, landscaped rockery to the front. To the rear of the property there is a lower level patio and steps lead up to an elevated lawn bounded by hedging, stonewall and borders. As mentioned there is a pleasant view over neighbouring mature trees and nature reserve.

F&C

The Location

Crich is a very popular village set amidst attractive open countryside with a varied selection of shops, pubs, a primary school and delightful walks. It is famous for the Tramway Museum and Crich Stand. Crich is within reach of Matlock, Matlock Bath, Wirksworth and Belper as well as Derby.

Accommodation

Lower Ground Floor

Utility

7'10" x 5'1" (2.39 x 1.55)

Comprising marble effect worktop having a stainless steel sink unit with fitted cupboards beneath and appliance space suitable for washing machine.

Fitted Guest Cloakroom

4'9" x 2'7" (1.47 x 0.80)

Appointed with a low flush WC and a wash handbasin.

Study

10'7" x 7'5" (3.23 x 2.28)

Having a central heating radiator and an integral door to garage.



Garage

15'1" x 10'1" (4.61 x 3.09)

With power, lighting and workshop to rear.

Ground Floor

Entrance Hall

10'10" x 9'9" (3.32 x 2.99)

A composite entrance door provides access to the hallway with central heating radiator, wood effect tile flooring and staircases to first floor and lower ground floor.



Spacious Lounge/Dining Room

23'7" x 13'4" (7.20 x 4.08)

Featuring a cast iron log burner, central heating radiator, decorative coving and double glazed window to rear offering pleasant aspect and composite door to garden.



Fitted Kitchen

12'2" x 8'0" (3.73 x 2.45)

Comprising wood grain effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards with down lighting, appliance spaces including a six plate Rangemaster gas hob, American style Neff fridge freezer and Smeg dishwasher (all available by separate negotiation), central heating radiator, quarry tiled floor, recessed ceiling spotlighting and double glazed window to front offering stunning views in the distance.



Bedroom Three

11'7" x 10'1" (3.55 x 3.09)

Having a central heating radiator and double glazed window to front offering fabulous views.



Bedroom Four

9'10" x 8'11" (3.02 x 2.72)

Having a central heating radiator and double glazed window to rear with views over the garden and mature trees.



First Floor Landing

8'5" x 3'0" (2.58 x 0.92)

With access to attic space housing the Baxi gas fired boiler and double glazed window to side.

Bedroom One

13'5" x 12'11" (4.09 x 3.95)

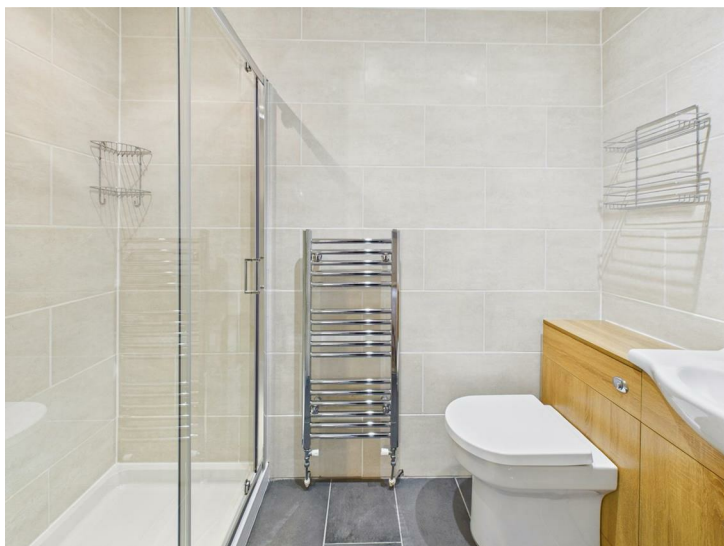
With central heating radiator, linen cupboard with central heating radiator and double glazed window to rear overlooking the nature reserve and mature trees.



En-Suite Shower Room

7'8" x 3'10" (2.36 x 1.18)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboards beneath, double shower cubicle, chrome towel radiator and recessed ceiling spotlighting.



Bedroom Two

12'11" x 10'1" (3.94 x 3.09)

Having a central heating radiator and double glazed Velux window to front offering stunning views.



Well-Appointed Bathroom

8'9" x 6'3" (2.68 x 1.92)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, ladder style radiator, recessed spotlight and double glazed window to side.



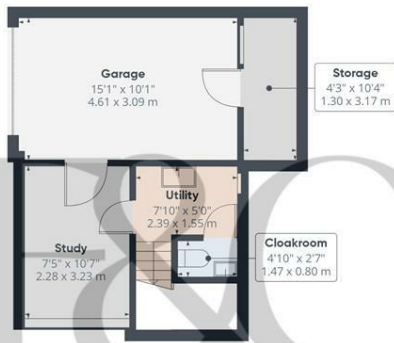
Outside

To the rear of the property is a fabulous garden with lower level patio area and stone edged herbaceous borders containing plants and shrubs. Steps lead up to an elevated lawn surrounded by stone walling and timber fencing. There are well stocked borders and a greenhouse. There is a pleasant backdrop overlooking the nature reserve ideal for dog walking.

To the front of the property there is a good sized driveway providing off-road parking an access to an integral garage.



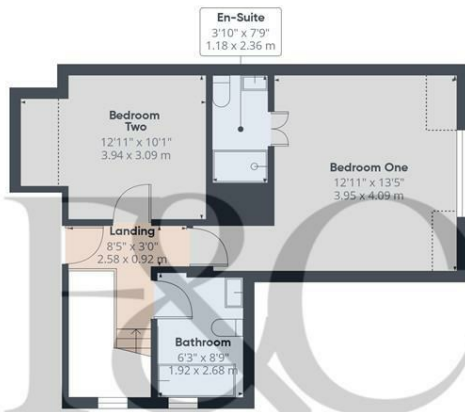
Council Tax Band C



Floor -1



Floor 0



Floor 1

Approximate total area[®]

1486 ft²
138 m²

Reduced headroom

31 ft²
2.9 m²

(1) Excluding balconies and terraces

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

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(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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Council Tax Band: C
Tenure: Freehold

