



Cobblers Cottage Roes Lane
Crich Matlock



Property Description

This charming two-bedroom semi-detached cottage is nestled in the picturesque village of Crich, offering a perfect blend of rustic character and modern comfort. The property boasts a spacious living area with exposed beams and a feature fireplace with a log burner. The sizable separate dining room opens to the well equipped kitchen and further more onto the conservatory. Upstairs, you'll find two generously sized bedrooms and a stylish family bathroom; the home also benefits from double glazed tilt and slide sash windows throughout. Located in a peaceful setting, yet within easy reach of local amenities and stunning countryside walks, this cottage is the perfect retreat for those seeking a village lifestyle.

NO ONWARD CHAIN

Outside

The rear garden offers a quaint, low-maintenance space featuring a small courtyard, perfect for outdoor seating or potted plants. Enclosed by fencing, it provides a private and secure area.



Entrance Hall

The light and airy hallway features a carpeted floor a radiator and window to the front elevation, to the right you'll find the staircase leading to the upper floor.

Lounge

17' 9" x 12' 10" Plus Bay (5.41m x 3.91m Plus Bay)

The dining room features exposed brick walls and striking ceiling beams, at the heart of the room is a log burner along with a radiator. Fully carpeted with two bay windows to the front elevation.

Dining Room

14' 3" x 13' 11" (4.34m x 4.24m)

The lounge blends traditional features with modern comfort with a gas fire set against an exposed stone wall, along with ceiling beams, a radiator, fully carpeted and two windows to the front elevation.

Kitchen

14' 2" x 6' 5" (4.32m x 1.96m)

The kitchen features a mix of high and low cupboards for ample storage, splash back tiling complementing the classic Belfast sink with chrome mixer taps, wooden worktops, a four-ring gas hob and electric oven, boiler location and space for all freestanding appliances fitted with tiled flooring. Additionally the kitchen features a walk-in pantry with light, power and cold slab.

Conservatory

9' 6" x 7' 5" (2.90m x 2.26m)

Vinyl flooring, double glazed windows to the rear and side elevation and UPVC door to the side elevation.

First Floor Landing

Carpeted floor and double glazed window to the front elevation and loft hatch.

Bedroom One

14' 4" Max x 14' Max (4.37m Max x 4.27m Max)

The master bedroom comprises of a double-glazed window to the front elevation, wall-mounted radiator and electric storage heater, finished with carpeted flooring.

Bedroom Two

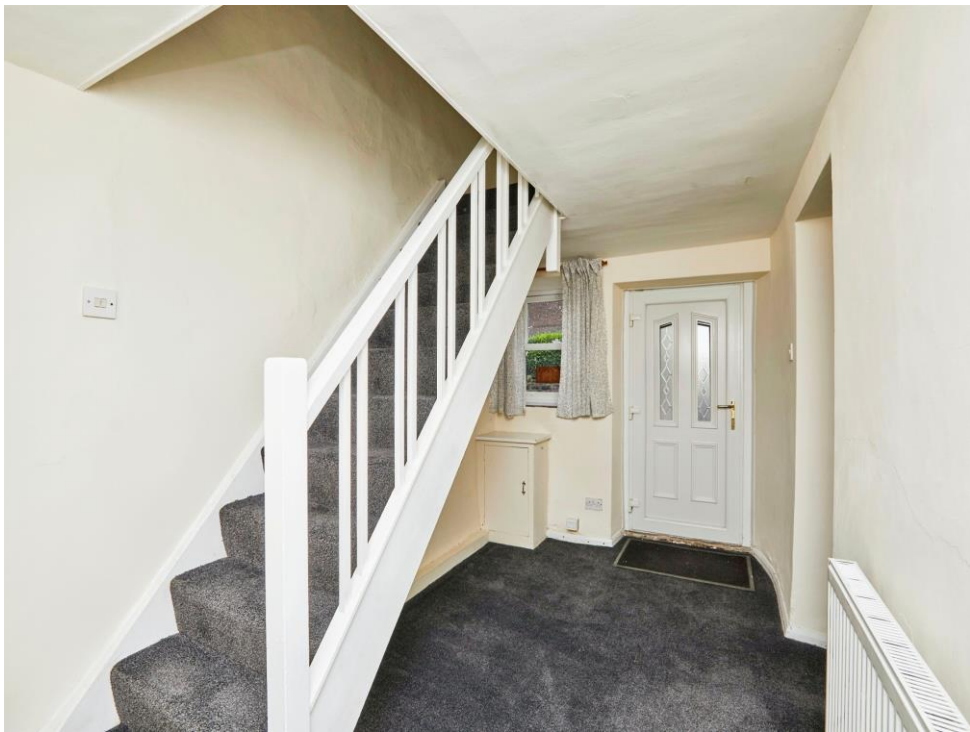
12' 6" x 10' 8" (3.81m x 3.25m)

The second bedroom features a carpeted flooring, ceiling beams, double glazed window to the front elevation and radiator.

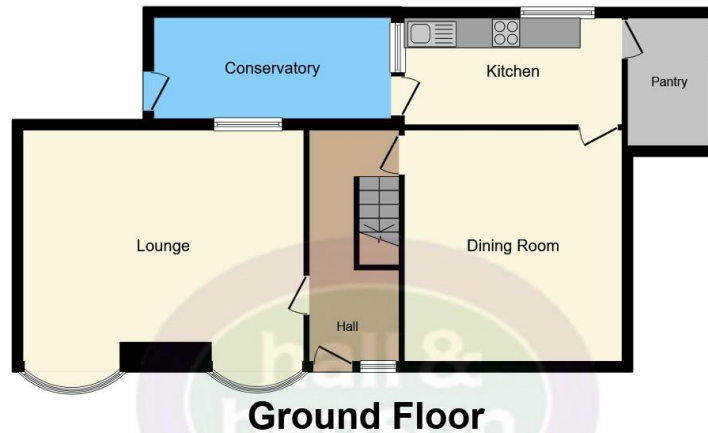
Bathroom

The bathroom features an electric shower over the bath along with a WC and a sink equipped with hot and cold taps, wall-mounted radiator and electric storage heater as well as obscured window to the front elevation.

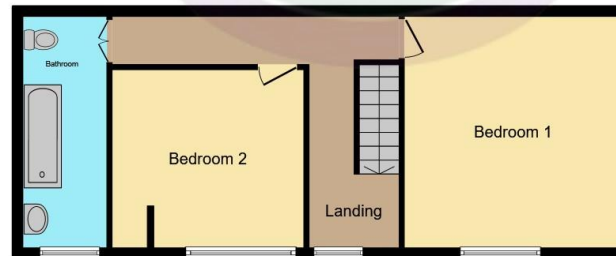








Ground Floor



First Floor

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