



GRANT'S  
OF DERBYSHIRE

46 The Common, Crich, Matlock DE4 5BH  
Offers Around £335,000



We are delighted to offer For Sale, this stone built, Victorian terrace located just a short distance from this popular village of Crich. This home benefits from gas central heating, uPVC double glazing and is extremely well presented throughout. The accommodation comprises; entrance hall, sitting room, a recently refurbished dining kitchen (2022), two bedrooms and a family bathroom. Outside there is a terraced garden which is well stocked with a variety of plants and trees. On street parking. Viewing Highly Recommended. Virtual Tour Available.



## The Location

Crich, a former industrial town noted for its cultural heritage to lead and lime mining as well as framework knitting, is now a pretty village, home to the Tramway Village and the Crich Stand, a clifftop memorial. On the edge of the Derbyshire Dales, the village sits high in the rolling Derbyshire hills and is within easy access of local towns such as Matlock (approx 5 miles to the north west) as well as Derby and Nottingham. This home occupies an ideal location close to the centre of Crich where there are plenty of amenities including schools, a medical centre, post office, public houses, butchers, Indian restaurant, Fish Bar, general store and 'The Loaf' (well known for its on-site bakery and excellent coffee shop). A wide selection of walks and rural activities are available on the doorstep.

## Ground Floor

The property is accessed via stone steps that lead up to the open porch with quarry tiled floor where the postbox red, part glazed door opens into the

### Entrance Hall 16'1" x 3'4" (4.92 x 1.03)

With a ceramic tiled floor and having hooks for coats and hats etc. The staircase leads off to the first floor and the multi-paned door on the right opens into the dining kitchen. Right again, a large opening gives access to the

### Sitting Room 15'5" x 9'3" max (4.72 x 2.82 max)

(The former measurement is taken into the window bay). This is a good sized light and airy reception room with a large box bay uPVC double glazed window to the front aspect with fitted plantation-style shuttering and a Victorian-style radiator beneath. There is a superb, far reaching view to be enjoyed from here. This room has a quality wood laminate flooring, coving to the ceiling, matching wall lights and BT and TV points. The exposed stone fireplace has a wood-burning cast iron stove inset, a pleasing focal point.

### Dining Kitchen 12'6" x 9'8" (3.83 x 2.97)

With ceramic floor tiling, this room has been opened up to the rear resulting in a super, social space, bathed in natural light. There is a Victorian-style, column central heating radiator and refitted in 2022 with an extensive range of wall, base and soft closing drawer units with solid oak worktop over. There is ample space for a dining table and chairs here and a useful understairs storage cupboard. Integrated appliances include; induction hob with curved glass extractor hood over, electric oven, fridge, freezer, dishwasher and washer/dryer. There is a uPVC double glazed window and a fully glazed door to the rear which opens out to the rear garden.

## First Floor

On arrival at the first floor landing we find access to the loft and the first door ahead opens into the

### Family Bathroom 10'0" x 8'7" max (3.07 x 2.62 max)

With ceramic wall and floor tiling and a modern suite comprising of a "P" shaped bath with curved glass screen and thermostatic shower over, a pedestal sink and a dual flush WC. There is an obscure glass window to the side and a chrome heated towel rail.

### Bedroom Two 12'1" x 7'1" (3.69 x 2.18)

A double bedroom with deep silled uPVC double glazed window to the rear aspect, overlooking the garden. Victorian-style radiator.

### Bedroom One 12'11" x 12'7" (3.96 x 3.84)

The principal bedroom with wood laminate flooring and two uPVC double glazed windows to the front aspect providing quite superb, far reaching views over the surrounding hills and countryside.

## Outside

To the front of the property there is a small walled garden area with a variety of shrubs. To the rear is an attractive split level garden with a seating area at the very top, ideal to sit and enjoy the view. A stone edged pathway leads to the top of the garden flanked on the side by raised flower beds and a variety of plants and trees.

## Directional Notes

The approach from our Wirksworth office is to proceed along Harrison Drive in the direction of Cromford. At the bottom of the village at Cromford Market Place take a right hand turn onto the A6 Continue along the A6 towards Derby crossing over the River Derwent at Whatstandwell and upon reaching Ambergate bear left into Ripley Road (A610, opposite The Hurt Arms). Continue along this road, passing under the railway bridge and upon reaching the traffic light junction turn left into Bull Bridge Hill as signposted for Fritchley and Crich. Continue to climb Bull Bridge Hill which becomes Crich Road and thereafter The Common. Number 46 will be found on the left hand side as identified by our For Sale sign.

## Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band C which is currently £1855 per annum.

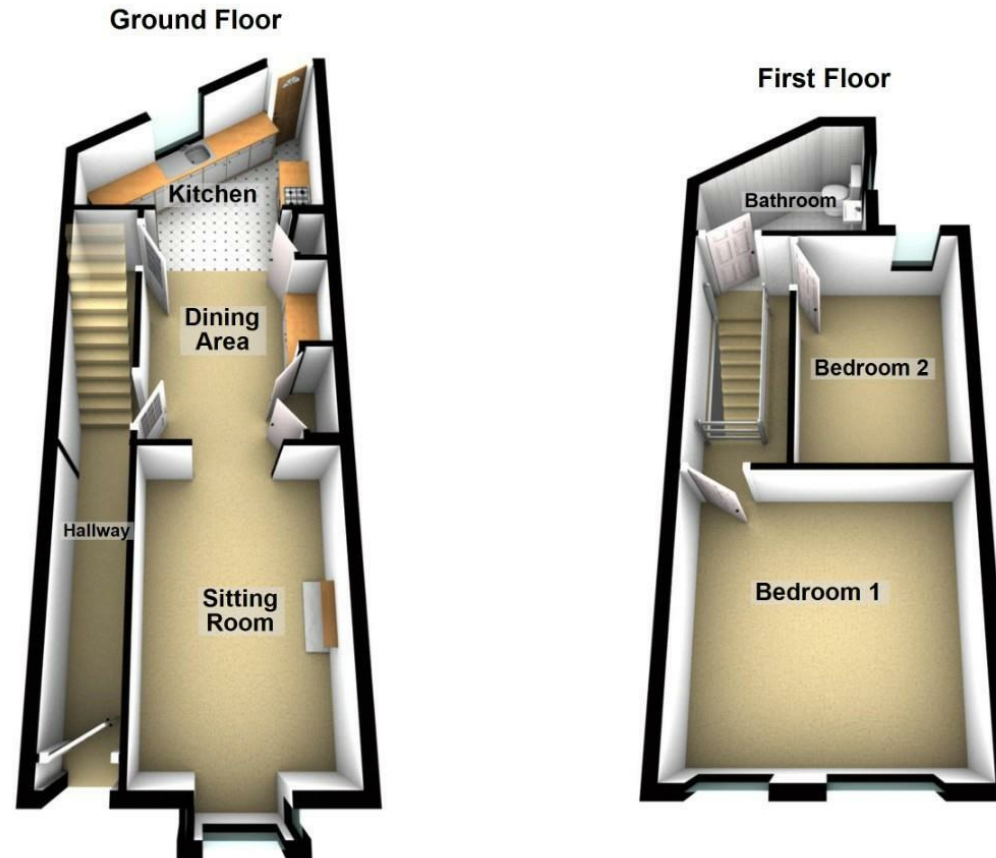












This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

