



GRANT'S
OF DERBYSHIRE

Cromford Road, Crich DE4 5DJ
£850 Per Calendar Month

This recently renovated, beautiful character cottage in the highly desirable village of Crich is now available To Let. The accommodation briefly comprises kitchen/diner and sitting room on the ground floor, family bathroom and two good sized bedrooms on the first floor. To the rear of the property is a large area of hard standing and through a gate, an enclosed lawned area with both a shed and outbuilding. There is a driveway for 2 cars plus plenty of on road parking in front of the property. Available immediately.

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. There are plenty of amenities in Crich itself 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

From the side of the property, a part glazed uPVC entrance door opens into the

Kitchen Diner 15'0" x 9'9" (4.59 x 2.99)

A well proportioned kitchen diner with ceramic tiled flooring and a double glazed window to the rear aspect. The kitchen is fitted with a good range of matching wall and base units with complementary worktops and attractive tiled splash backs. There is an inset stainless steel one and a half bowl sink with mixer tap. There is an electric oven and four ring induction hob and integrated dishwasher plus space for a fridge freezer and space and plumbing for a washing machine. A wooden door leads into the

Sitting Room 14'0" x 13'7" (4.28 x 4.16)

A beautifully light room with two windows to the side aspect and window to the front aspect offering delightful views of the neighbouring countryside. Stairs lead directly from this room to the

First Floor

The staircase leading up from the sitting room opens onto the landing with doors leading to the family bathroom and two bedrooms.

Bedroom One 14'1" x 10'11" (4.30 x 3.33)

This is a good sized double bedroom with a window to the front aspect overlooking the countryside views.

Bedroom Two 10'9" x 8'6" (3.30 x 2.61)

Another attractive room with a window to the rear aspect.

Bathroom 8'2" x 5'6" (2.51 x 1.69)

This fully tiled bathroom is fitted with a three piece suite comprising dual flush WC, vanity unit with wash basin and panelled bath with a shower over with glass shower screen. There is a chrome heated, ladder style radiator and an obscured window to the rear aspect.

Outside

A gate to the side of the property opens up to a driveway that has enough space for two cars, this then leads down to a large area of hard standing. A gate to the rear of this leads to a fully enclosed lawned area with a shed and outbuilding at the back of the space. To the front of the property is a small gravelled foregarden.

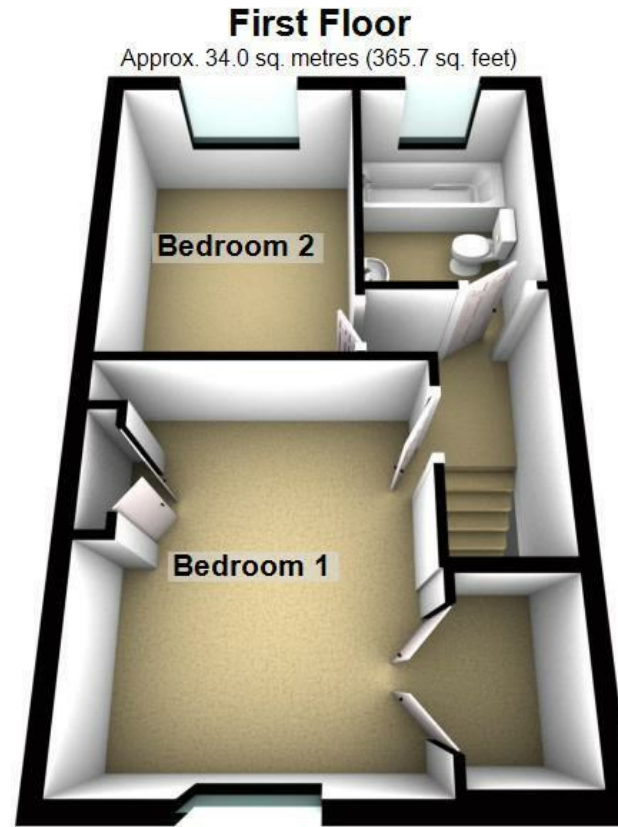
Council Tax Information

We are informed by Amber Valley District Council that this home falls within Council Tax Band B which is currently £1705 per annum.

Directional Notes

If entering Crich on the B5035 from Whatstandwell/A6, turn left on arriving at the Market Place and continue up Bowns Hill and bear left to continue onto Cromford Road and the property can be found after a short while on the right hand side. The postcode is DE4 5DJ. You can park directly in front of the property for viewings.





Total area: approx. 68.0 sq. metres (731.5 sq. feet)

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.

