



GRANT'S  
OF DERBYSHIRE

16 The Beeches, Crich DE4 5DW  
£270,000



This beautifully presented, semi-detached 3-bedroom home is now on the market in the sought-after village of Crich. This attractive and thoughtfully designed property enjoys a prime location in a friendly neighbourhood, just minutes away from the heart of Crich, and has the added bonus of being on the doorstep of the local park and playing fields. Offered in immaculate condition, the property features gas central heating, triple glazing throughout, and enjoys spacious front and rear gardens. Perfectly suited for both families and professionals, this property will make a wonderful home in a fabulous location!



## 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 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 and Belper, as well as the cities of Derby and Nottingham. Crich itself is a friendly and vibrant community, boasting many amenities including good schools, a medical centre, post office, public houses, butchers, 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 a gated picket fence, leading to a neatly paved path through the front garden. The partially glazed entrance door is conveniently located on the side of the house.

### Entrance Hall 7'10" x 5'10" (2.40 x 1.79)

Here you'll find generous storage space for coats, bags, shoes, and more. The staircase rises to the first floor, while doors lead into the kitchen diner and

### Living Room 16'0" x 14'0" (4.88 x 4.27)

This stylish and spacious room is the perfect place to relax and enjoy the fantastic view of the playing fields and countryside beyond. Elegantly decorated, the log burning stove serves as both a striking centerpiece and a good source of heat throughout the home.

### Kitchen Diner 13'4" x 10'3" (4.07 x 3.14)

This kitchen diner offers a good range of contemporary wall, base and drawer units, complemented by the ceramic butler sink set into a wooden worktop. The metro style tiled splashback adds to the thoughtful design of the space. The large window to the rear lets in lots of natural light whilst looking out over the garden. There's plenty of room for a dining table to enjoy family meals or to entertain. Integrated appliances include an induction hob, electric oven and extractor over, plus under counter fridge and dishwasher. An opening conveniently leads into the

### Utility Room 8'9" x 6'0" (2.67 x 1.84)

The recently fitted tiled laminate flooring seamlessly extends from the entrance hall and kitchen diner, providing continuity throughout the ground floor. The utility area mirrors the kitchen's design, featuring matching units, tiles and worktop, for a harmonious look. This practical space is equipped with plumbing for a washing machine and space for both a tumble dryer and freezer. You'll also find the gas combi boiler here. A part-glazed uPVC door provides convenient access to the patio.

## First Floor

Stairs lead up to reach the first floor landing, which boasts a stylish, wooden balustrade, it's a light and airy space with recently-fitted, matching carpet on the stairs, landing and all three bedrooms. This area provides access to the loft, which is partially boarded. Here you'll find doors leading to the three bedrooms and family bathroom.

### Bedroom One 13'3" x 10'5" (4.05 x 3.18)

Located at the rear of the property, this is good-sized double bedroom with a large window to the rear - overlooking the garden and local area.

### Bedroom Two 13'8" x 8'0" (4.18 x 2.46)

Another generously-sized room with a window to the front aspect offering stunning views of the local countryside.

### Bedroom Three 10'8" x 8'3" (3.27 x 2.54)

The perfect study or nursery, the window to the front aspect again offers fabulous views.

### Family Bathroom 6'0" x 5'7" (1.84 x 1.71)

The bathroom features contemporary tiled walls, complemented by laminate flooring and a triple-glazed, obscured glass window to the rear. It is equipped with a contemporary white pedestal wash basin and panelled bath with moveable, glass shower screen. There's a thermostatic shower with an elegant, stainless steel rainfall head for a touch of luxury.

### WC 5'2" x 2'10" (1.58 x 0.87)

With an obscured triple glazed window to the side aspect and attractive wooden windowsill, there's a dual flush WC and clever, space-saving corner hand basin with tiled splashback to match the bathroom.

## Outside

To the front of the property you'll find a fabulous, large lawn and space to sit and enjoy the wonderful views of the playing field and countryside views. A smart, paved path leads around the side of the property to reach the rear garden, where you'll find a delightful space for enjoying any weather - there's a patio with room for a table and chairs - perfect for barbeques and alfresco dining. Wooden, sleeper steps lead up to a lawned area with a path all the way down to the bottom, where you'll find a wooden shed for all your garden equipment as well as log storage units.

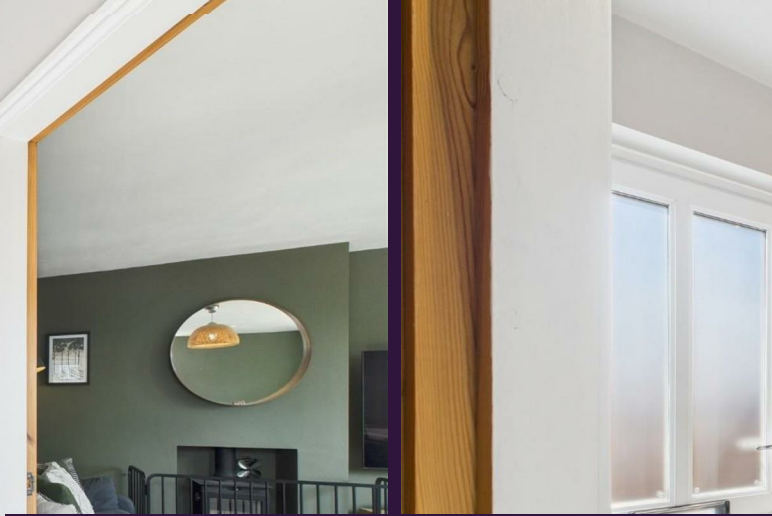
## Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band B which is currently £1787 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 turn immediately left onto Jeffries Lane and take the first left onto The Beeches. Continue to the end of the road and turn right where you will find a place to park and then walk down the path to the property which is on your right hand side as denoted by our For Sale sign.











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

80.04 m<sup>2</sup>  
861.55 ft<sup>2</sup>

Reduced headroom

0.02 m<sup>2</sup>  
0.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

