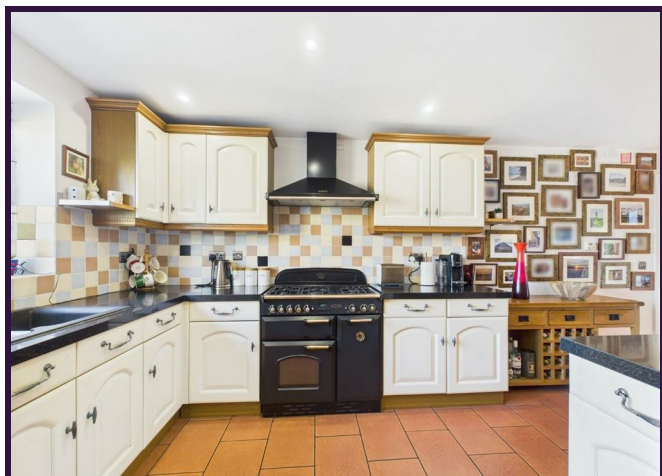




GRANT'S
OF DERBYSHIRE

6 North View, Matlock DE4 5BN
Offers Around £530,000

This impressive, five bedroom, detached property is the perfect family or executive home and is within walking distance of the vibrant and popular village of Crich. Set out over three floors and occupying an elevated position, this property is outstanding and really needs to be seen to appreciate the space and quality of accommodation on offer. This home is extremely well presented and benefits from double glazing and gas central heating throughout. The accommodation briefly comprises; living room, home office, kitchen diner, utility room, guest WC and access to the double garage on the ground floor. On the first floor you'll find the master bedroom with ensuite shower room, walk in wardrobe and dressing room / home office, family bathroom and two more double bedrooms, and on the second floor you'll find two more double bedrooms. There is an integrated double garage and driveway with parking for at least three cars, plus electric gates. Outside you'll find a good sized lawn and paved terrace to the side of the property, and a water feature and seating area to the rear. This is a fantastic opportunity to make this exceptional home, in a beautiful rural setting, your own. Viewing is highly recommended! Virtual Tour Available.



Location

Crich is pretty and popular village, rich in cultural heritage. Home to the Tramway Village and the Crich Stand, a clifftop memorial, Crich boasts a variety of amenities, including 'Outstanding' schools, a medical centre, post office, pubs, a butcher, an Indian restaurant, Fish Bar, general store, and 'The Loaf,' renowned for its on-site bakery and excellent coffee shop. The location is highly convenient for other surrounding centres including Belper (six miles to the south), Matlock (six miles to the north), Nottingham and Derby. Junction 26 of the M1 Motorway provides fast access to other nearby regional centres and the main motorway network. With the rolling Derbyshire hills on the doorstep there is no shortage of walks to be enjoyed.

Ground Floor

This home is accessed via the electric gates which open onto the large driveway where the part glazed entrance door opens into the

Entrance Hallway 12'2" x 10'7" (3.71 x 3.23)

A spacious, light and most welcoming hallway with attractive tiled flooring with underfloor heating. An elegant staircase leads up to the first floor, with useful storage cupboard beneath. Doors open to the living room, home office / snug and kitchen diner.

Living Room 21'9" x 12'1" (6.63 x 3.70)

A really good sized reception room with lots of space for the whole family to enjoy time together. Plenty of natural light comes through double glazed windows to the front, rear and side aspect; French doors open out onto the

patio which is perfect for entertaining. The focal point of the room is the handsome stone fireplace with a recessed log burning stove.

Home Office / Snug 12'3" x 10'7" (3.74 x 3.25)

With a window to the rear aspect, this makes a great home office, play room or snug.

Kitchen Diner 21'9" x 11'5" (6.64 x 3.50)

The tiled floor with underfloor heating continues from the entrance hallway adding to the convenience of this brilliant open plan space, providing lots of room both for preparing and enjoying meals. Ideal for modern living, the kitchen area is fitted with a fantastic range of wall, base and drawer units with contrasting granite work surfaces and a modern, tiled splashback. The two bowl sink and drainer is ideally located beneath the front aspect window looking out over the countryside views. Integrated appliances include a Rangemaster with 6 gas rings, gas oven and grill as well as an electric oven, with an extractor hood over; there is a full height fridge freezer and space and plumbing for a dishwasher. In the dining area, French doors open to the rear of the property, another door opens into the

Utility Room 9'1" x 4'9" (2.77 x 1.45)

This is the perfect space for keeping your laundry out of the way, there's space and plumbing for a washing machine and space for a tumble dryer, you'll also find the gas combi boiler located here. An internal door provides handy access to the double garage and another door opens to the

Guest WC 4'10" x 4'9" (1.48 x 1.47)

With a contemporary, white vanity unit with hand basin over and dual flush WC. There's a window to the rear aspect plus extractor fan.

First Floor Landing 10'8" x 10'0" (3.27 x 3.05)

Here you'll find a bright and airy space with a window to the front aspect offering fabulous views of the surrounding countryside. Doors lead to the master bedroom, the family bathroom and two more double bedrooms. A further set of stairs leads up to the second floor.

Master Bedroom 15'10" x 11'4" (4.84 x 3.47)

A fabulous suite with the option of a dressing room or home office right on hand, you'll also find a walk in wardrobe (1.64m x 1.63m) plus an ensuite shower room. The front aspect window really shows off the rural location.

Ensuite Shower Room 5'8" x 5'6" (1.75 x 1.69)

A contemporary shower room with a fully tiled shower enclosure with electric shower, plus vanity unit with wash basin and dual flush WC. There's a rear aspect window with obscured glass as well as a wall mounted extractor fan.

Dressing Room / Home Office 14'0" x 8'1" (4.29 x 2.48)

The perfect addition to the master bedroom featuring a front aspect skylight offering a fabulous outlook whilst working or getting ready for the day.

Family Bathroom 10'9" x 8'9" (3.28 x 2.67)

A sleek and contemporary bathroom featuring a modern suite that includes a pedestal wash basin, dual-flush WC, and a white panelled bath

with a handheld shower head. The room also boasts a spacious, separate shower enclosure with an electric shower. Elegant wood-effect vinyl flooring enhances the sophisticated look, while a generously sized rear-facing window with obscured glass allows for plenty of natural light, creating a bright and welcoming space.

Bedroom Two 15'9" x 10'9" (4.82 x 3.28)

A large double bedroom with a side aspect window overlooking the garden. One wall has fitted wardrobes and a desk, a really good space for hobbies and homework.

Bedroom Three 12'1" x 10'8" (3.69 x 3.27)

Another very generous double bedroom with windows to the side and front aspect.

Second Floor

Stairs lead up from the first floor landing to reach bedrooms four and five.

Bedroom Four 21'3" x 14'4" (6.48 x 4.37)

A spacious and versatile room with convenient access to the soil pipe and water supply, making it ideal for adding an ensuite bath or shower room. The front-facing skylights add a modern, fresh feel, filling the space with natural light and providing glorious views.

Bedroom Five 14'4" x 12'0" (4.37 x 3.68)

A fifth double bedroom that again has a skylight to the front aspect, you'll also find built-in storage here.

Garage 16'6" x 14'7" (5.04 x 4.45)

A double garage with an electric up and over door to the front as well as a pedestrian door into the house. The garage has both power and light as well as access to loft space.

Outside

At the front of the property stands a characterful stone wall with wrought iron fencing, beautifully enhanced by a flourishing wisteria. The driveway leads to a gravelled area and then onto the lawn which is surrounded by beds and trees. Steps lead up from the lawn to reach a delightful, paved terrace with a wooden summer house. French doors provide access to the living room from here. A path leads to the rear of the property where you'll find access to the house along with a pretty water feature and seating area with terraced beds creating a charming back drop. There's also a wooden storage shed in this space and the path continues to provide access to the other side of the house.

Council Tax Information

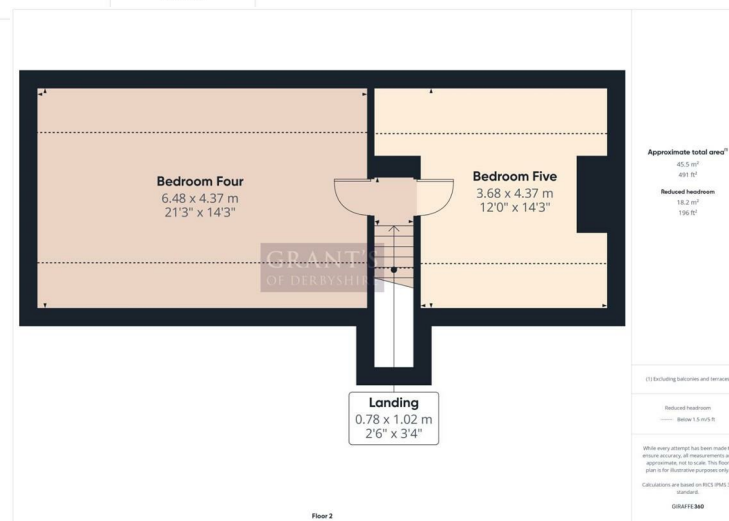
We are informed by Amber Valley Borough Council that this home falls within Council Tax Band F which is currently £3319 per annum.

Directional Notes

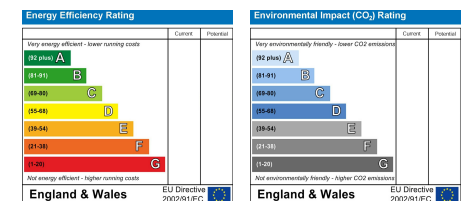
If entering Crich on the B5023 from Wirksworth/A6, turn right on arriving at the Market Place and continue along The Common in the direction of Fritchley and Bullbridge. After a short distance you will find the turning for North View just before the Kings Arms public house, on your right hand side, number 6 can be found at the top of the road as identified by our sale board.







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.



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