



GRANT'S
OF DERBYSHIRE

The Common, Matlock DE4 5BH
£925 Per Calendar Month

This well presented two bedroomed detached stone cottage conveniently located just a short distance from the centre of Crich is now being offered To Let. The accommodation comprises lounge with woodburning stove, dining kitchen, ground floor WC and to the first floor are two good sized bedrooms and a luxurious bathroom. To the rear is a large garden, laid mainly to lawn, and to the front is a small low maintenance garden and a driveway providing parking for 2-3 vehicles plus EV charger. Available Immediately.

Location

Crich is pretty and popular village rich in cultural heritage. It is home to the Tramway Village and the Crich Stand, a clifftop memorial. Crich itself 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

To the front of the property stone steps lead up to the part glazed door which opens into the entrance hall. The staircase leads up to the first floor and the part glazed door on the right opens to the

Lounge 14'2" x 13'7" (4.32 x 4.16)

A really good sized room with the log burning stove within a brick fireplace and timber mantel provides the focal point of the room. The room is lit by wall and ceiling lights and there is a window to the front aspect. A part glazed door to the rear of the room opens to the

Kitchen / Diner 16'11" x 9'2" (5.17 x 2.80)

This well presented kitchen, with tiled flooring, is fitted with a good range of wall and base units with roll top work surfaces and contemporary metro tiled splashbacks. The inset stainless steel sink with swan neck mixer tap is ideally located beneath the window to the rear with a pleasant outlook over the garden. The Worcester Bosch combi boiler is discretely housed in one of the wall units. There is an integrated electric oven with four ring gas hob and extractor hood over, plus space and plumbing for a washing machine and dishwasher. A door opens into the garden and another to the Guest WC.

Guest WC 6'7" x 2'7" (2.03 x 0.80)

With a continuation of the tiled flooring from the kitchen and an opaque window to the side aspect. Fitted with a dual flush WC and a neat wall mounted wash hand basin with monobloc tap and tiled splashback.

First Floor

The stairs leading up from in front of the entrance door pass a window to the side aspect and reach a landing area from where doors open to the two bedrooms and the family bathroom. There is access to the loft here with storage space, there's a pull down ladder.

Bedroom One 13'10" x 11'4" (4.22 x 3.47)

This is a good sized room with the window to the front aspect providing superb and far reaching countryside views. There is a useful overstairs cupboard providing great storage options.

Bedroom Two 12'5" x 9'1" (3.79 x 2.78)

With a window to the rear, overlooking the garden.

Family Bathroom 9'5" x 7'9" (2.88 x 2.38)

This sumptuous bathroom, with tiled flooring, is fitted with a four piece suite comprising corner shower cubicle, free standing claw foot bath, dual flush WC and pedestal sink. There is a heated towel rail and an obscured glass window to the rear aspect.

Outside & Parking

To the rear of the property is a fully enclosed and substantial garden which is laid mainly to lawn and divided by a central pathway. There is a decked seating area two thirds of the way up and a further gravelled area at the very top which takes full advantage of the fabulous views. You'll also find a shed at the top of the garden and another next to the house, great for garden storage. To the front of the property there is a low maintenance garden and large driveway providing parking for two to three vehicles. There is also an EV charger at the property.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band D which is currently £2298 per annum.

Directional Notes

Upon entering Crich on the B5023 from Wirksworth/A6, turn right on arriving at the Market Place and the property can be found after a short distance on the right hand side as identified by our To Let board. The postcode is DE4 5BH.





Floor 0



Floor 1

Approximate total area⁽¹⁾

68.6 m²
739 ft²

Reduced headroom

0.2 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.



