



The Common
Crich Matlock

burchell
edwards

The Common Crich Matlock DE4 5BH

for sale offers in excess of
£300,000



Property Description

A beautifully presented cottage in the heart of the desirable village of Crich with landscaped garden and gated off-road parking. The property offers a wealth of character features that must be viewed to be fully appreciated and in brief, the accommodation comprises; Kitchen/ diner with beamed ceiling, lounge with feature fireplace and log burning stove, utility room, downstairs bathroom, two well-proportioned bedrooms and W.C off of the first floor landing. Outside, the property is accessed via gates leading to a driveway and there is a well-maintained tiered garden with a variety of mature shrubs and flowers. Viewings are essential to appreciate the accommodation on offer.

Kitchen

15' Max x 13' 5" (4.57m Max x 4.09m)

The property is accessed via a stable to the front elevation leading into the kitchen with beamed ceilings, window to the front and side elevation, range of matching wall and base units with work surfaces over and stairs rising to the first floor.

Lounge

14' 5" Max x 13' (4.39m Max x 3.96m)

Having a window and door to the front elevation, central heating radiator, stone fireplace housing a log burning stove and exposed beams to the ceiling.

Utility Room

Having a window to the side elevation.

Downstairs Bathroom

Having a double width shower cubicle, low level W.C and wash hand basin built into a vanity unit with chrome mixer tap over, chrome heated towel rail and spot lights to the ceiling.

First Floor Landing

Having a loft hatch giving access to the loft, sliding door leading to a W.C.

W.C

Having a low level W.C and wash hand basin.

Bedroom One

13' 1" x 13' 1" Max (3.99m x 3.99m Max)

Having a window to the front elevation, fitted wardrobes, central heating radiator and a stone fireplace.

Bedroom Two

13' 2" x 7' (4.01m x 2.13m)

Having a window to the side and front elevation, stone fireplace and a central heating radiator.

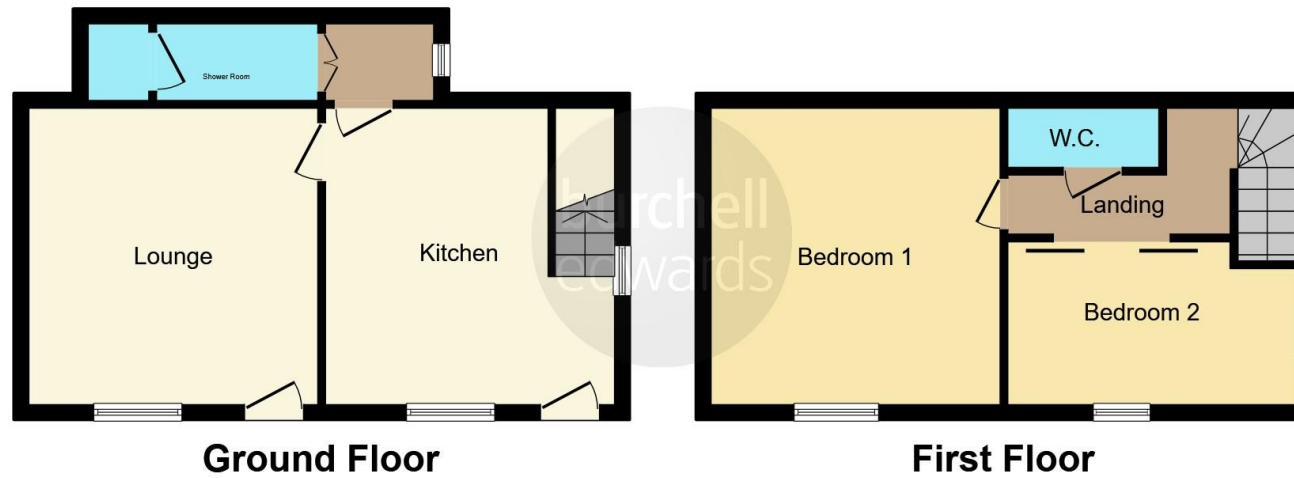
Outside

To the front of the property is gated off road parking with block paved driveway, tiered garden, log store and cupboard housing the boiler.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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