



Crich Common  
Fritchley Belper

**burchell**  
edwards



## Property Description

Situated in the desirable village of Fritchley is this extended detached four bedroom family home benefiting from a drive through garage and further detached double garage to the rear with a garden/playroom above. An internal inspection on this spacious accommodation will reveal; an entrance hall, lounge being open plan with the dining room, a newly fitted kitchen and a ground floor wet room. To the first floor there are four bedrooms a family bathroom and an en-suite to the master bedroom. Outside there is ample off road parking to the front with a further driveway to the side and a generous enclosed rear garden. Viewings are strongly recommended to appreciate the space this home has to offer.

## Entrance Hallway

The property is entered via double glazed door to the front elevation into a hallway where there's a radiator, stairs off leading to the first floor, understairs storage and doors off to:-

## Lounge

11' 5" x 11' 3" Plus bay ( 3.48m x 3.43m Plus bay )  
Having a double glazed bay window to the front elevation, a radiator, coving to the ceiling and being open plan to the dining room.

## Dining Room

11' 7" x 11' 6" ( 3.53m x 3.51m )  
Having a wood burning stove sat upon a stone hearth with a stone lintel, window to the side elevation and is open plan to the kitchen.

## Kitchen

19' 9" x 11' 1" ( 6.02m x 3.38m )  
Having base units with wood work surface over with five ring gas hob, integrated dishwasher, electric oven and microwave, ceramic sink with mixer tap over, stainless steel cooker hood, sky light, a radiator, integrated fridge freezer, stable door to the side elevation, stable door to the rear elevation, breakfast bar, two UPVC double glazed windows to the rear elevation and tiled flooring.

## Ground Floor Wet Room

Having tiled walls and splashbacks, spot lighting to the ceiling, mains fed shower, wash hand basin and heated towel rail.

## First Floor Landing

Having loft access and doors off leading to the bedrooms and bathroom.

## Bedroom One

11' 6" Max x 11' 8" Max ( 3.51m Max x 3.56m Max )  
Having UPVC double glazed window to the rear elevation, a radiator, spot lighting to the ceiling and door opening to the en suite.

## En Suite

Having an obscured UPVC double glazed window to the rear elevation, pedestal wash hand basin, low level W.C, mains fed shower, tiled splashback and flooring.

## Bedroom Two

11' 1" x 11' 3" ( 3.38m x 3.43m )

Having double glazed window to the front elevation, a radiator and picture rail.

## Bedroom Three

11' 1" x 9' 5" ( 3.38m x 2.87m )

Having UPVC double glazed window to the rear elevation and a radiator.

## Bedroom Four

11' 7" x 9' 5" ( 3.53m x 2.87m )

Having double glazed window to the front elevation and a radiator.

## Bathroom

7' 6" x 6' 11" ( 2.29m x 2.11m )

Having a free-standing crawl foot bath with mixer tap over, pedestal wash hand basin, high level W.C, obscured double glazed window to the front elevation, a radiator, spot lighting to the ceiling and extractor fan.

## Outside

To the front of the property is a block paved driveway providing ample off road parking with gate side access leading to a further driveway and to the enclosed rear garden.

To the rear the garden is enclosed with fenced boundaries, step with lights leading up to a block paved seating area, laid lawn section, timber storage unit and decked steps leading up to a garden room/ playroom above the garage.

## Garden Room/ Play Room

21' 1" x 8' 9" ( 6.43m x 2.67m )

Having power, lighting and door to the rear elevation.

## Double Garage

Having up and over door, door to the side elevation, window to the side elevation and a sink.

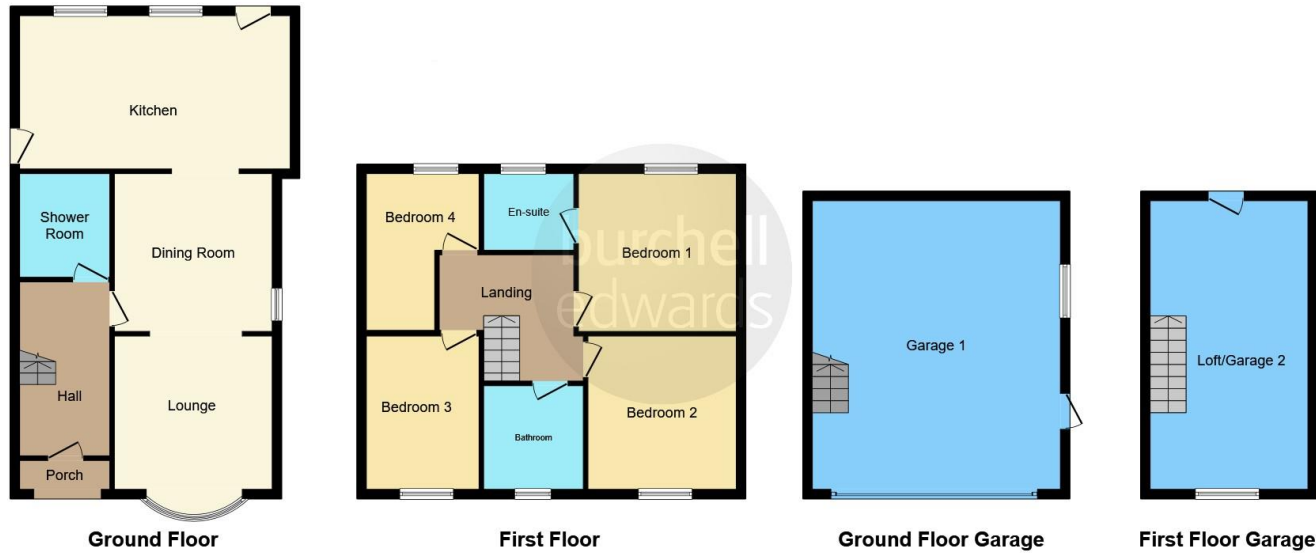
## Attached Garage

Having an up and over door to the front and rear elevation, power, lighting, plumbing for washing machine and houses the boiler.









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**EPC Rating: Awaited**

Tenure: Freehold

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