



Chapel Lane  
Crich MATLOCK





## Property Description

Burchell Edwards are delighted to offer to the market this deceptively spacious (264 metres) and well-presented four bedroom detached family home in the heart of the sought-after village of Crich with off-road parking, low maintenance rear garden, spacious balcony with fantastic views over open countryside and an impressive open plan kitchen/living/ dining area. This property must be viewed to be fully appreciated and offers the opportunity for a two bedroom self-contained Annex.

In brief, the accommodation comprises to the first floor; An entrance hallway and utility room, Master bedroom with Bi-folding doors to an impressive balcony with panoramic views, dressing room, en suite, bedroom two and shower room. Second floor; Study area and high specification open plan kitchen/living/ dining area with large dual aspect windows enjoying the stunning views over the village and creating a bright open space. To the ground floor is the potential Annex. This is can be accessed via the main entrance hall or by a separate entrance porch to the front elevation and accommodation comprises; An open plan living/ dining area, kitchen, two bedrooms and shower room. Outside, to the front of the property is a tarmacked driveway offering parking for up to two vehicles, and pathway to the side leading to the main entrance hallway. The rear garden is fully enclosed and low maintenance with a patio, raised flower beds and has paved steps that lead up to the balcony enjoying beautiful views.

## Entrance Hallway

Accessed via a composite door to the side elevation and having two useful storage cupboards, staircases to the upper and lower floor accommodation and door leading to:-

## Utility Room

7' x 18' 7" ( 2.13m x 5.66m )  
Having UPVC double glazed doors to the side and rear elevation, UPVC double glazed window to the rear, tiled flooring, loft hatch giving access to additional storage space and plumbing for washing machine.

## Master Bedroom

15' 4" x 14' 9" Max ( 4.67m x 4.50m Max )  
A bright room boasting Bi-folding doors to the side elevation leading to a spacious patio balcony with glass balustrade, steps leading down to the main garden and fantastic views over the countryside. There is also a UPVC double glazed window to the front elevation, spotlights to the ceiling, central heating radiator and an opening to:-

## Dressing Room

8' 7" x 6' 7" ( 2.62m x 2.01m )  
Having spotlights to the ceiling, central heating radiator and door leading to:-

## En Suite

Comprising of a free-standing bath with overhead waterfall shower and inset shelving, low level W.C and wash hand basin built into vanity unit, UPVC double glazed obscured window to the side elevation, chrome heated towel rail and tiled flooring.

## Bedroom Two

.11' 7" x 11' 4" ( 3.53m x 3.45m )  
Having UPVC double glazed window to the front elevation with stunning views, spotlights to the ceiling and central heating radiator.

## Bathroom

Comprising of a shower cubicle with curved obscured glass wall to one side, low level W.C, pedestal wash hand basin with mirror over, fully tiled, spotlights to the ceiling, UPVC double glazed window to the side elevation and chrome heated towel rail.

## Second Floor Landing

Having UPVC double glazed window to the side elevation and spot lights to the ceiling.

## Open Plan Kitchen/Living/Diner

26' 7" x 37' 6" extending to 17' 9" Max ( 8.10m x 11.43m extending to 5.41m Max )

## Dining Kitchen Area

Having a range of matching oak wall and base units with solid oak work surfaces over incorporating a stainless-steel sink/ drainer unit with chrome mixer tap over. There is a kitchen island offering a seating area and additional storage. A range of integrated appliances include five ring gas hob with tiled splashback and extractor hood over, double electric oven and space for fridge/ freezer, spotlights to the ceiling and UPVC double glazed window to the rear elevation.

## Lounge/ Diner

Benefiting from large UPVC double glazed windows to the front elevation with a stunning view over the village and open countryside, spotlights to the ceiling and central heating radiators.

## Study

11' 8" x 9' ( 3.56m x 2.74m )  
Accessed via the kitchen and first floor landing.

## Annex Accommodation

## Entrance Porch

Being of UPVC double glazed construction with door to the front elevation leading to:-

## Living/ Dining Area

14' 9" x 21' 7" ( 4.50m x 6.58m )  
Having UPVC double glazed window to the front elevation, central heating radiator, spotlights to the ceiling, wood effect flooring, additional doors leading to the bedrooms and shower room and an opening to:-

## Kitchen

11' 5" x 10' 11" ( 3.48m x 3.33m )  
Having a range of matching wall and base units with work surfaces over, inset one and a half bowl sink/ drainer unit. There is an integrated five ring gas hob with extractor hood over, space for washing machine and fridge/ freezer, Velux roof light to the rear elevation, UPVC window and door to the rear elevation giving access to the rear garden.

## Bedroom Three

11' 8" x 11' 4" ( 3.56m x 3.45m )  
Having UPVC double glazed window to the front elevation with stunning views, spotlights to the ceiling and central heating radiator.

## Bedroom Four

11' 5" x 8' 6" ( 3.48m x 2.59m )  
Having UPVC double glazed window to the front elevation with stunning views and central heating radiator.

## Shower Room

Comprising of double width shower cubicle with glass screen, low level W.C and wall mounted wash hand basin, chrome heated towel rail and UPVC double glazed obscured window to the side elevation, spotlights and extractor fan.

## Outside

To the front of the property is a tarmacked driveway offering off road parking for up to two vehicles and a path to the side of the property providing access to the main entrance.

To the rear is a low maintenance patio garden which is fully enclosed with dry stone boundary walls and fencing and paved steps leading up to the balcony. The balcony is laid to patio with a glass balustrade and offers fantastic views over open countryside.

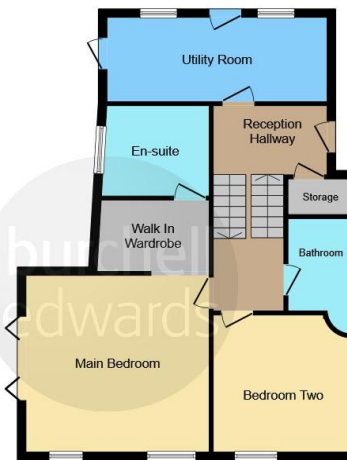




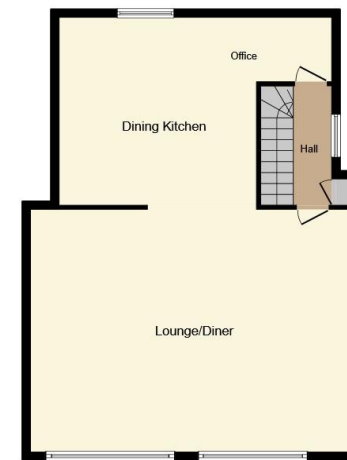




**Ground Floor/ Annex**



**First Floor**



**Second Floor**

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