



Culland View  
Crich Matlock





## Property Description

\*\* GUIDE PRICE £400,000 - £425,000 \*\* Burchell Edwards are delighted to bring to the market this extended four bedroom detached family home enjoying a pleasant outlook to the rear, set within a sought-after village location in the heart of Crich. This attractive and spacious detached home has been thoughtfully extended, ideal for modern family living. Occupying a desirable position with a lovely outlook, the home combines contemporary open-plan living with practical spaces and generous bedroom accommodation. The heart of the home is the impressive open-plan living kitchen/diner, a bright and sociable space perfect for everyday family life and entertaining, along with a cosy versatile reception room. A separate utility room adds further practicality, while internal access leads through to the integral garage. To the first floor there is a family bathroom along with four well-proportioned bedrooms, including a spacious master bedroom with its own en-suite shower room. Externally, the property enjoys a generous size and enclosed rear garden and sits within a highly regarded village setting. The location offers a peaceful environment while remaining conveniently placed for local amenities, countryside walks and excellent road links. Viewings are strongly recommended for this home to be truly appreciated.

## Entrance Porch

Accessed via composite door to the front leading into the porch with double glazed window and door leading into the hallway.

## Hallway

Having stairs off to the first floor, tiled flooring, understairs storage cupboard and doors off to:

## Lounge

Having double glazed window to the front elevation, a radiator, carpet flooring and feature log burner with tiled hearth.

## Open Plan Kitchen/ Diner

The kitchen area is fitted with a range of

matching wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap over, space for cooker with cooker hood over, space for American fridge freezer, breakfast bar, two sky light windows, two double glazed windows to the rear elevation and double glazed bi-fold doors to the side leading out to the rear garden, spot lighting to the ceiling and tiled flooring.

The dining area has a continuation of the spot lighting and tiled flooring, TV point and door to the utility room.

## Utility Room

Having a continuation of the tiled flooring, plumbing and space for washing machine and tumble dryer, wall and base units with work surface over, door to downstairs W.C and composite door to the rear elevation.

## Downstairs W.C

Having low level W.C, wash hand basin and tiled flooring.

## First Floor Landing

Having carpet flooring and doors off to the bedrooms and bathroom.

## Bedroom One

Having a radiator, sky light window, double glazed doors to the rear to a Juliet balcony, carpet flooring, built-in storage cupboards and door to en suite.

## En Suite

Having a three piece suite comprising of a shower cubicle with tiled splashbacks, low level W.C and pedestal wash hand basin, double glazed obscured window to the front elevation,

## Bedroom Two

Having double glazed window to the front elevation, a radiator, fitted wardrobes and carpet flooring.

### **Bedroom Three**

Having double glazed window to the rear elevation, a radiator and carpet flooring.

### **Bedroom Four**

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

### **Bathroom**

Having a panelled bath with mains fed shower over and shower screen, low level W.C and vanity wash hand basin, tiled splashbacks and heated towel rail and double glazed obscured window to the rear elevation.

### **Outside**

To the front of the property is a tarmacked driveway providing off road parking with a laid lawn frontage, low wall boundary and access to the garage.

To the rear the garden is mainly laid to lawn with a paved patio area and hedge boundaries.

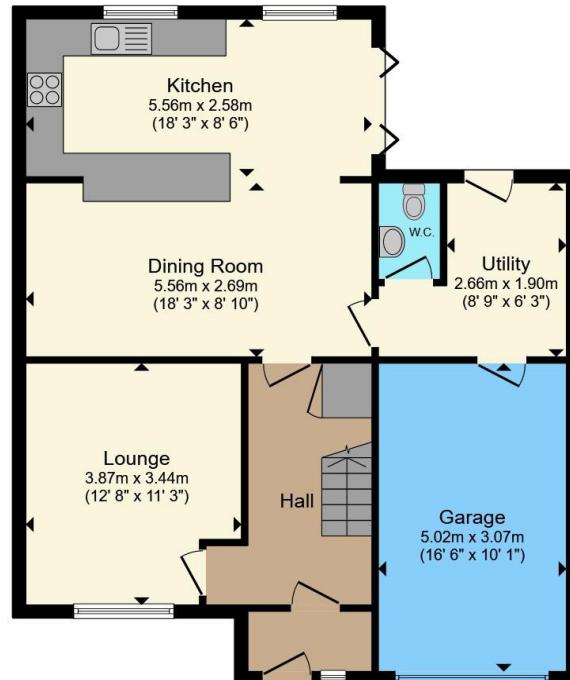
### **Garage**

Having an electric door and door to the utility room.









**Ground Floor**



**First Floor**

Total floor area 138.7 m<sup>2</sup> (1,493 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating:  
Awaited

Council Tax  
Band: D

Tenure: Freehold

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