



The Common
Crich Matlock



The Common Crich Matlock DE4 5BW

for sale offers over
£350,000



Property Description

No Onward Chain

Burchell Edwards are delighted to bring to the market this fantastic three bedroom detached property with potential to modernise and develop, located on The Common on the hillside in the desirable village of Crich. The property would be perfect for someone to design their dream home in one of the most popular destinations in Derbyshire, or for an inspired investor. There is space on the good size plot for a potential extension subject to planning permission, both to the side and rear of the property.

The property briefly comprises of an arched porch giving access to the entrance hallway with stairs to the first floor, door to under stair storage cupboard and doors to the lounge, dining room and kitchen. A utility room can be found on the other side of the kitchen. To the first floor, the landing provides access to the three bedrooms and family bathroom. Outside, the front garden is shielded from the road by a low stone wall and hedges, with a driveway for multiple vehicles, a lawn and borders for plants and shrubs. The generous rear garden boasts two lawns, an outbuilding and the orchard. There is an extra lawned area to the side of the property allowing potential for the extension.

Crich is a picturesque rural village known for its stunning views, delightful traditional cottages and famous tramway museum, and would be a wonderful location for your future home. Viewings are highly recommended! For more information call Burchell Edwards today!

Entrance Porch

Accessed via door leading into the porch which has a door leading into the hallway.

Hallway

Wall mounted electric storage heater, ceiling light, door to understairs storage cupboard, stairs to the first floor and doors off to:-

Lounge

Wall mounted electric storage heater, picture rail, ceiling light, bay window to the front and window to the side.

Dining Room

Electric fireplace, picture rail, ceiling light, serving hatch to the kitchen and windows to the side and rear.

Kitchen

Fitted wall and base units with work surfaces over, inset sink with mixer tap, splashback tiles, tiled flooring, window, ceiling light and door to the utility room.

Utility Room

Having shelving, window and quarry tiled flooring.

First Floor Landing

Having a window to the side.

Bedroom One

Wall mounted electric storage heater, picture rail, ceiling light and window to the front with stunning views.

Bedroom Two

Wall mounted electric storage heater, picture rail and window to the rear.

Bedroom Three

Having ceiling light, loft hatch and window to the rear.

Bathroom

Having a bath, low level W.C, wash hand basin, splashback tiles, window, storage cupboard and ceiling light.

Outside

To the front is a driveway for multiple vehicles, low stone wall and hedge boundaries, a lawn section and borders for plants and shrubs.

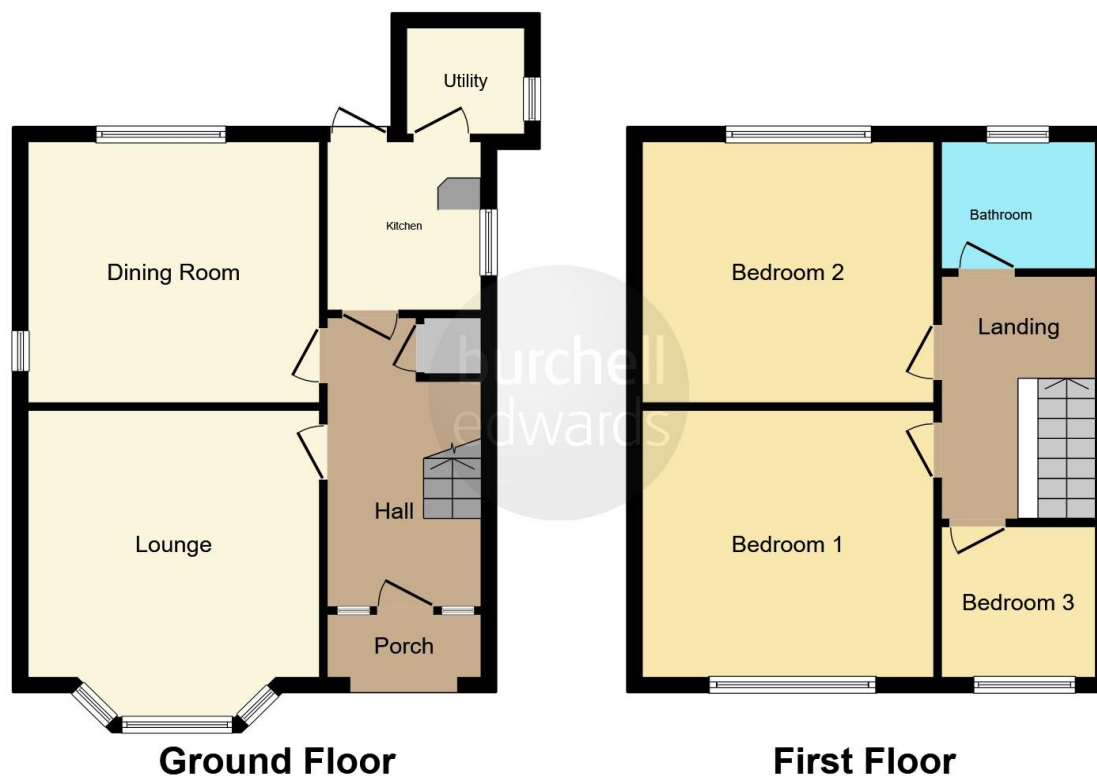
To the side is a further lawned section with the potential to extend subject to planning permission.

To the rear the garden has two lawn sections with a block paved path, flower beds, stone wall boundaries, an orchard and an outbuilding.









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: F

Tenure: Freehold

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