The Common
Crich Matlock

burchell edwards

The Common
Crich Matlock DE4 5BH

for sale
£250,000

Property Description

Burchell Edwards are pleased to bring to the market this charming two bedroom end of terrace cottage in the desirable village of Crich boasting off road parking, period features throughout, beautiful garden and summer house with connected services. The property benefits from UPVC double glazing and gas fired central heating system. In brief, the accommodation comprises to the ground floor; A spacious lounge with log burning stove, dining room with feature fireplace, dining kitchen, utility room, cloakroom/ W.C and cellar. To the first floor are two double bedrooms and a dressing area that leads to the modern shower room. Outside is a gated shared access driveway to the side and a patio garden area directly behind the property. The driveway leads to an additional enclosed garden area with a variety of mature shrubs, flowers and vegetable patch. A patio area gives access to a timber summer house with fitted kitchen area, light, power and water. Viewings are essential to fully appreciate the accommodation on offer!

Lounge
Entered via a UPVC double glazed door to the front elevation and having log burning stove with stone surround, central heating radiator, UPVC double glazed window to the front elevation and stairs rising to the first floor landing.

Dining Room
Having UPVC double glazed window to the front elevation, central heating radiator and feature fireplace housing a coal effect gas fireplace.

Kitchen
Having a range of matching wall and base units with laminate work surfaces over incorporating a Belfast sink unit with chrome taps over. There is an extractor fan, central heating radiator, UPVC double glazed windows to the rear and side elevation, space for fridge/ freezer, Rangemaster cooker and dishwasher. Door leading to:

Utility Room
Having a range of matching wall and base units, space for washer/ dryer, UPVC double glazed door to the side elevation leading to the garden and door to:

Cloakroom/ W.C
Having low level W.C, pedestal wash hand basin, UPVC double glazed obscured window and Velux window to the rear elevation.

Cellar
Accessed via the rear patio and having light and power.

First Floor Landing

Bedroom One
Having UPVC double glazed window to the front elevation and central heating radiator.

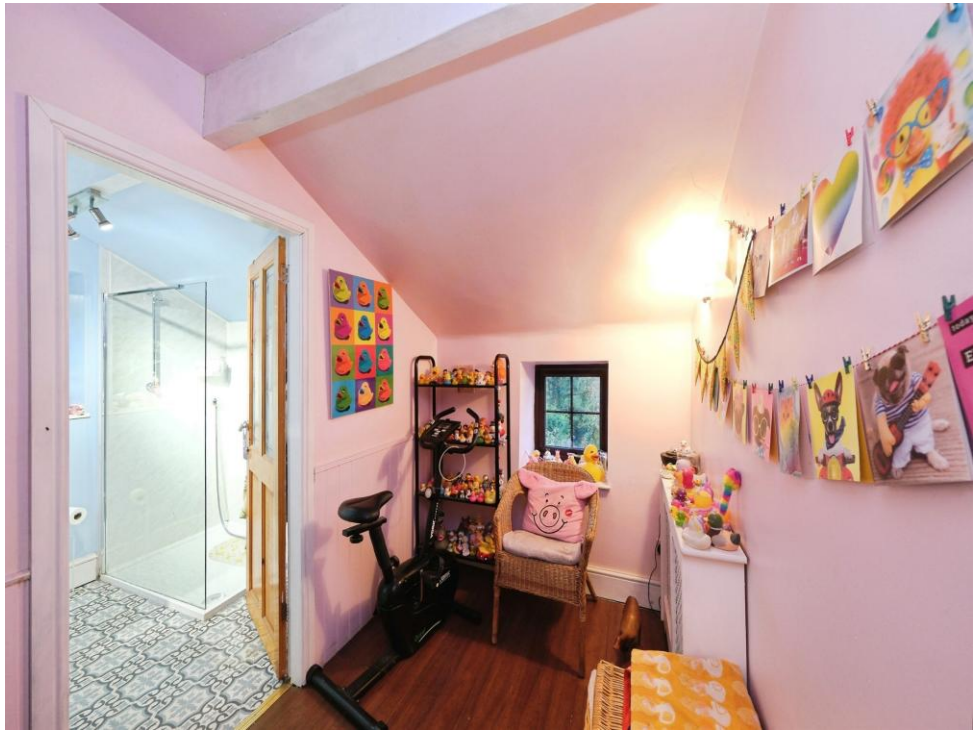
Bedroom Two
Having UPVC double glazed window to the front elevation and central heating radiator.

Dressing Area
Accessed via an opening on the landing and having UPVC double glazed window to the rear elevation, central heating radiator and door to:

Shower Room
Comprising of a double width shower cubicle with chrome shower head over, pedestal wash hand basin and low level W.C. There is a UPVC double glazed obscured window to the side elevation, beamed ceiling and extractor fan.

Outside

To the side of the property is a gated shared access, tarmac driveway providing off-road parking. There is a paved patio area directly behind the property with a log store, timber shed with power and water supply and then access leads down to an additional garden area with a variety of mature shrubs, flowers and vegetable patch, patio area and summer house.



Ground Floor **First Floor**

Total floor area 82.6 m² (889 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

To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: Awaited

Council Tax Band: C

Tenure: Freehold

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