



13 The Common, Crich - DE4 5BH
£309,995



13 THE COMMON

Crich, Matlock

Grants of Derbyshire are delighted to present this beautifully maintained two-bedroom semi-detached home, situated in the highly sought-after village of Crich. The ground floor offers a spacious dining kitchen complete with a log burner and underfloor heating, alongside a separate, cosy sitting room featuring a gas fire. Upstairs, the property provides two generous double bedrooms and a contemporary family bathroom. Externally, the home offers a large rear garden with an elevated patio area that enjoys countryside views. To the front, there is a low-maintenance garden and a private driveway for one vehicle. Viewing highly recommended. Virtual tour available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two bedroom Semi-Detached
- Large rear garden
- Allocated parking space
- Very well-presented throughout
- Virtual tour available
- EPC rating D





Ground Floor

The property is accessed via the stone steps that lead down to the front door.

Entrance Hall

3' 7" x 4' 1" (1.08m x 1.25m)

With carpeted flooring and stairs ahead, this entrance hall offers space for hanging coats and storing shoes. A door to the right opens into the

Sitting Room

12' 2" x 12' 8" (3.72m x 3.85m)

A warm and welcoming sitting room featuring a large front-facing bay window, laminate flooring and a brick fireplace with a gas fire, creating a pleasant focal point

Dining Kitchen

19' 7" x 12' 11" (5.98m x 3.93m)

This spacious kitchen features tiled flooring with underfloor heating and a range of contemporary wall, base and drawer units. It includes a Range Master gas cooker with an extractor hood, an integrated dishwasher, and space for both a washing machine and a full-size fridge freezer. The roof light, windows and French doors to the rear bring in plenty of natural light. A log burner adds warmth and creates a cosy seating area within the space.

First Floor

Stairs from the entrance hall rise to the first floor landing.

Bedroom One

10' 0" x 13' 11" (3.04m x 4.23m)

A generous double bedroom with carpeted flooring and a window to the front aspect. This space also benefits from a fitted wardrobe/storage cupboard.

Bedroom Two

11' 10" x 9' 2" (3.60m x 2.79m)

Another double bedroom with a window to the rear aspect offering a lovely view of the garden and countryside.



Bathroom

8' 4" x 6' 10" (2.53m x 2.09m)

A family bathroom with a four piece suite comprising a low flush WC, vanity sink unit with mixer tap, panelled bath and a separate corner shower. Additional features include a fitted cupboard which houses the boiler and an obscured glass window the rear.

Outside & Parking

Outside the property offers a large rear garden, with an elevated patio for outdoor dining with a countryside view. Below this patio is a spacious storage space, and additional storage is offered with the summer shed to the rear of the garden. To the front is a low maintenance front garden and a private driveway for one vehicle.

Directional Notes

If entering Crich on the B5023 from Wirksworth/A6, turn right on arriving at the Market Place and the property can be found on the left hand side.

Council Tax Information

We are informed by Amber Valley Council that this home falls within Council Tax Band B which is currently £1787 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.





Floor 0



Floor 1



Approximate total area⁽¹⁾
76.7 m²
825 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

ALL MEASUREMENTS IN THESE DETAILS ARE APPROXIMATE. NONE OF THE FIXED APPLIANCES OR SERVICES HAVE BEEN TESTED AND NO WARRANTY CAN BE GIVEN AS TO THEIR CONDITION. THE DEEDS HAVE NOT BEEN INSPECTED BY THE WRITER OF THESE DETAILS. THESE PARTICULARS ARE PRODUCED IN GOOD FAITH WITH THE APPROVAL OF THE VENDOR BUT THEY SHOULD NOT BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT AND THEY DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.