



Market Place, Crich Matlock, DE4 5DD

With no upward chain and vacant possession, this freshly-decorated home has new flooring throughout, a new kitchen and bathroom, the potential for off-road parking (as per neighbouring homes) and is located in the heart of this popular village. The home also includes a brand new cooker, a washing machine and has two double bedrooms.

On the ground floor, the spacious living room leads through to the newly-fitted kitchen. Stairs lead up to the first floor, which has a double bedroom and modern bathroom. Continue up to the double bedroom on the second floor. To the front of the home, the neat front garden could easily be reconfigured to include off-road parking spaces (subject to planning consent - neighbouring properties have done so), whilst the easy-maintenance rear garden has a large patio and shed.

Crich is a bustling village which is home to the National Tramway Museum and Crich Stand monument, from which you can see five counties on a clear day. The village centre has renowned cafe-bakery The Loaf, a modern Indian restaurant, popular pub, grocery shop and more. There is a primary school, youth club and cycling and walking routes aplenty in all directions. Further afield are the market towns of Belper, Matlock and Wirksworth, whilst the Peak District and commutes to Derby, Nottingham, Sheffield and the M1 corridor are all within easy reach.

- Freshly redecorated throughout and modern bathroom
- New flooring, kitchen worktops and cabinets
- Potential to convert front garden to driveway (subject to consent)
- Close to countryside walks and cycling routes
- Two double bedroom three storey house
- New cooker - and washing machine also included
- uPVC double glazing
- NO UPWARD CHAIN and VACANT POSSESSION
- Council Tax band B
- In centre of popular village with primary school and great amenities

£240,000

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Front of the home

A traditional stone wall forms the front boundary and gritstone paving slabs create a path to the front door and around to the rear of the home. There is a neat raised lawn on the left and gravel bed on the right. As previously mentioned, the neighbouring properties have converted this area into a driveway and it is reasonable to assume it would be possible to create off-road parking here.

This south-facing front garden has an open aspect, with no house directly opposite, so gets the sun all day long. Enter the home through a half-glazed composite front door.

Living Room

12'0" x 11'10" (3.67 x 3.62)

Freshly painted and with a new carpet, the focal point of this room is the large fireplace with a stone hearth, stone columns and lintel. It houses an electric fire. To the right is a built-in meter cupboard with shelf above. Like all rooms, the living room has high skirting boards and it also has a high ceiling with light fitting and a radiator. A white door with chrome handle leads into the kitchen.

Kitchen

11'11" x 10'0" (3.65 x 3.06)

With brand new worktops, oven and light oak-effect vinyl flooring, the kitchen also has a half-glazed uPVC door out to the rear garden. On the right, a brand new 'electra' oven sits within the new worktop, with sleek new cabinets to the left and an open storage area on the right. Above the worktop is a tall patterned double-glazed window and more new cabinets.

On the far wall is a stainless steel sink and drainer with chrome mixer tap and tiled splashbacks. There are cabinets above and below, together with a Hotpoint washing machine.

On the left side of the room is another new worktop with cabinets and space for a fridge-freezer. A door opens through to the stairs, leading to the upper floors, with a window looking through to the rear garden.

Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the first floor landing. There are two ceiling light fittings, a window with a view across to the outdoor gym in the village park and doors to Bedroom One, the bathroom and to the stairs up to Bedroom Two.

Bedroom One

12'0" x 11'11" (3.66 x 3.64)

This large double bedroom has a tall picture book south-facing window which brings lots of natural light flooding in. The room is carpeted and has a radiator and ceiling light fitting.

Bathroom

9'7" x 5'8" (2.93 x 1.74)

This modern room has a bath with a chrome mixer tap located in the corner, meaning you can truly stretch out and relax. There is a mains-fed shower over, pivoting glass screen and new contemporary tiled surround. The ceramic WC has an integral flush and there is a 'floating' ceramic sink with chrome mixer tap, with a wide mirrored cabinet with full-width light above. The bathroom has a vinyl floor, ceiling light fitting, frosted double-glazed window, extractor fan and a full-height cupboard with shelving which houses the boiler. The room also includes a white heated towel rail and wide tiled shelf with storage area below, situated at the end of the bath.

Bedroom Two

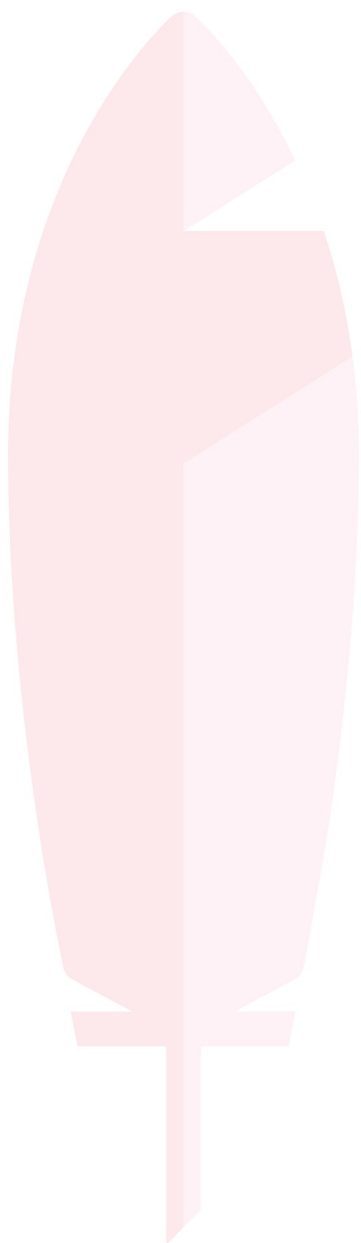
14'9" x 11'10" (4.52 x 3.63)

A door on the first floor landing opens to reveal carpeted stairs, which lead up to Bedroom Two. The room has a vaulted ceiling with light fitting and this spacious double has a south-facing Velux window, radiator and five separate openings into an abundance of eaves storage on both sides. There is also a space-saving wall-mounted TV point at high level.

Rear Garden

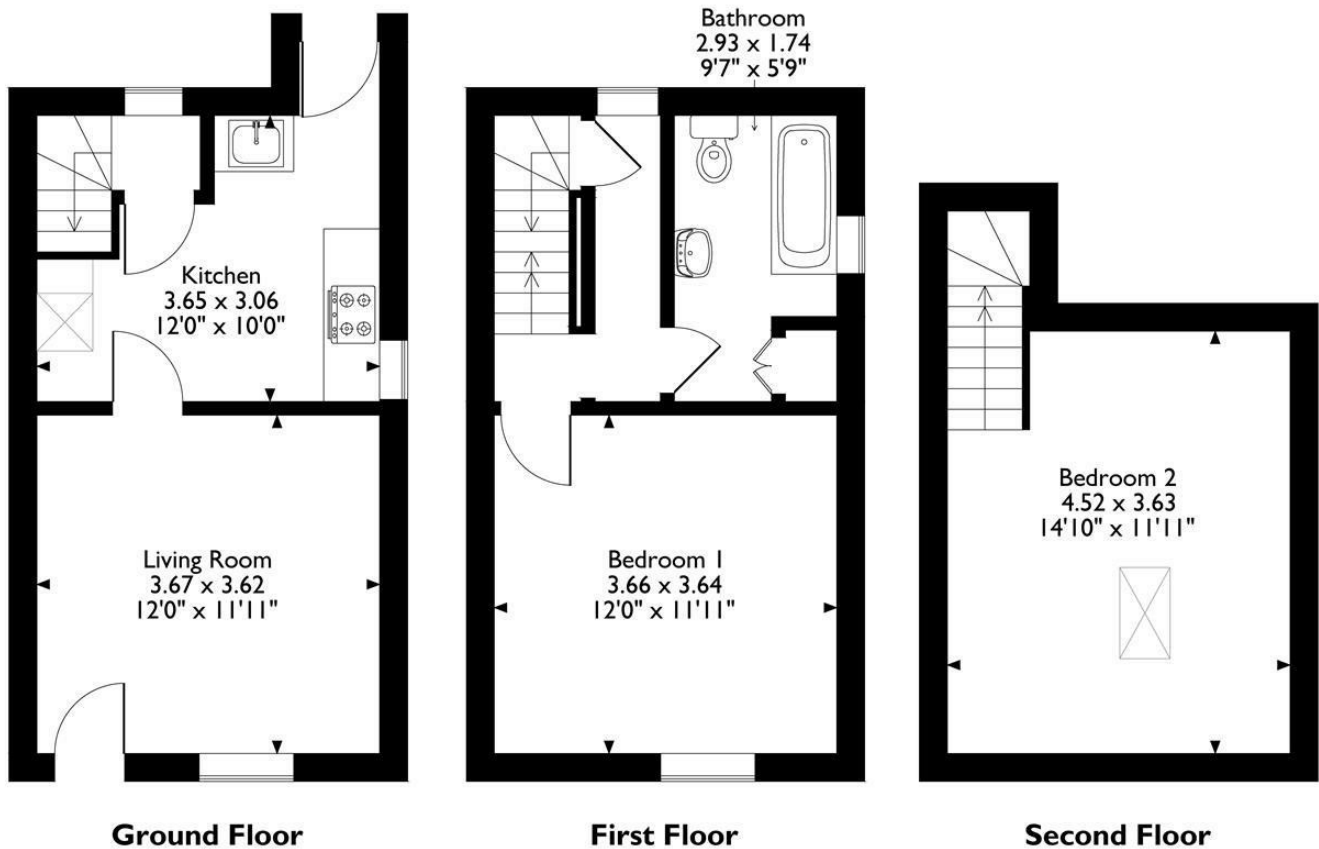
The private, easy to maintain garden is mainly gravel with a paved perimeter path. Timber fences and a stone wall form the boundary. The modern shed is included in the sale.





I Arch Cottages

Approximate Gross Internal Area
69 Sq M / 743 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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