



2 Cratcliffe View The Miers, Birchover - DE4 2BQ  
£350,000



## 2 CRATCLIFFE VIEW THE MIERS

Birchover, Matlock

Grants of Derbyshire are delighted to present this beautifully appointed three-bedroom mid-terrace home, set within the highly sought-after village of Birchover. Arranged over three floors, the accommodation includes an inviting living room and a well-designed dining kitchen to the ground floor, two double bedrooms and a family bathroom to the first floor, with a further double bedroom occupying the top floor. Externally, the property enjoys a rear garden with far-reaching countryside views and a paved area ideal for outdoor dining. There is also a garage and a parking space located to the rear. To the front, a foregarden with a paved seating area provides an excellent vantage point to appreciate the surrounding scenery. Viewing is highly recommended. A virtual tour is available.

Council Tax band: C

Tenure: Freehold

- Mid-terrace House
- Three double bedrooms
- Garage & Off-road parking
- Countryside Views
- Three Floors
- Rear Garden
- EPC has been ordered





## Ground Floor

The property is accessed via paved steps that lead to the red composite front door, which opens directly into the entrance hall.

### Entrance Hall

3' 1" x 2' 9" (0.95m x 0.85m)

A great space for storing coats and shoes, with the stairs ahead rising to the first floor and a door to the right opening into the living room.

### Living Room

11' 9" x 12' 9" (3.57m x 3.89m)

With quality wooden laminate flooring, this spacious living room features a front-aspect window offering spectacular views of the surrounding countryside. The log burner, set within a stone hearth, provides a pleasant focal point and creates a warm, cosy atmosphere.

### Dining Kitchen

15' 1" x 11' 10" (4.61m x 3.61m)

Fitted with a range of cream wall, base and drawer units, complemented by blue tiled splashbacks. Integrated appliances include a stainless-steel sink with mixer tap, under-counter fridge, induction hob with oven beneath and extractor hood above. There is also space for a dishwasher, washing machine and a dining table with chairs. Additionally, a useful storage cupboard provides room for household essentials, and two rear-aspect windows along with a door offer direct access to the rear garden.

## First Floor

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

### Bedroom One

10' 7" x 12' 9" (3.22m x 3.89m)

A generous double bedroom featuring quality laminate flooring and a front-aspect window enjoying the same stunning outlook as the living room.



### Bedroom Two

8' 7" x 11' 10" (2.61m x 3.60m)

Another double bedroom featuring the same quality laminate flooring as bedroom one, with a rear-aspect window overlooking the garden.

### Bathroom

5' 3" x 8' 2" (1.59m x 2.49m)

This part-tiled bathroom is fitted with a three-piece suite comprising a low-flush WC, countertop basin with chrome mixer tap and vanity cupboards beneath, and a panelled bath with a glass shower screen and mains shower over. Additionally, there is a chrome ladder-style radiator and an obscured rear-aspect window.

### First Floor

Stairs from bedroom one rise to the second floor.

### Bedroom Three

14' 2" x 13' 9" (4.32m x 4.20m)

A bright double bedroom featuring two skylight windows and offering elevated views of the surroundings.

### Outside & Parking

Externally, the property enjoys a rear garden with far-reaching countryside views and a paved area ideal for outdoor dining. There is also a garage and a parking space located to the rear. To the front, a foregarden with a paved seating area provides an excellent vantage point to appreciate the surrounding scenery.





Floor 0



Floor 1



Floor 2



**GRANT'S**  
OF DERBYSHIRE

**Approximate total area<sup>(1)</sup>**

80.1 m<sup>2</sup>

863 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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](mailto:INFO@GRANTSOFDERBYSHIRE.CO.UK)

[WWW.GRANTSOFDERBYSHIRE.CO.UK/](http://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.