



The Common, Crich, DE4 5BJ

****NO UPWARD CHAIN**** Overflowing with attractive features, this substantial, extended home has breathtaking far-reaching views from the balcony terrace, driveway parking for several vehicles, garage, gallery landing with pool table, enormous attic and grand double-height entrance hall.

With very spacious rooms throughout and bedrooms and a shower room on the ground floor, it is perfect for multi-generational living. There is even the option to install a lift in the cavernous entrance hall to enable everyone to access the first floor balcony and master bedroom.

On the ground floor, the impressive entrance hallway has doors off to two double bedrooms, a study, shower room, kitchen and lounge (and on through to the living room and dining area). To the first floor, the wonderful galleried landing has doors out to the splendid long balcony terrace, with magnificent views for miles into the distance. The landing also leads to four upstairs double bedrooms (the master being en-suite and with a dressing room) and the family bathroom. The huge attic is accessed via the pull-down ladder in Bedroom Five.

To the front, the sweeping driveway has space for several vehicles to park, with a garage offering additional parking or storage space. At the rear, the dining patio runs the full width of the home. Steps lead down to the lawn, pond and summer house.

Crich is one of our favourite villages in the whole area - with The Loaf Bakery and cafe, a range of grocers, independent shops, hair and beauty salons, pubs and the famous Crich Tramway Museum. For youngsters there is a thriving youth club, great park with football pitch and outdoor gym plus the popular primary school. A daily bus service runs to the nearby secondary schools in Wirksworth and Matlock. Within 5 minutes you can walk to countryside treks in all directions and the hills surrounding the village offer some challenging rides for cyclists. It's a fantastic place to live and from which to explore the local area.

- Substantial detached home with NO UPWARD CHAIN
- Spectacular panoramic views from long balcony terrace
- Gallery landing with pool table
- Garden office/Summer house
- 6 double bedrooms, 3 bathrooms and 4 reception rooms
- Driveway parking for several vehicles and garage
- Enormous attic
- Grand double-height entrance hallway
- Walking distance to village centre, school, park and youth club
- EPC rating C

£780,000

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Front of the home

A dry stone wall forms the front boundary, with an entrance at each end onto a gravel driveway, which sweeps in front of the home. There is space for 6+ vehicles to park, including on the flat parking area to the left and in the modern garage on the right. A lawn is dotted with bushes and trees including ash and hazel. Gates each side lead to the rear garden.

The front of the home is adorned by a 'hardy kiwi' plant. To the right of the front door is a wall-mounted letterbox, with light above. Enter the home through a solid wood front door into the entrance hallway.

Entrance Hallway

This spectacular entrance to the home has an impressive oak staircase up to the gallery landing, with a chandelier light fitting overhead. The polished tiled floor flows seamlessly through to the kitchen. This entrance has a double-height ceiling and tall arched window with stained glass border. There are wall lights, a radiator and lots of space for furniture. Modern Mexicana doors with chrome handles lead into two double bedrooms, the study, shower room, kitchen and lounge - and on to the living room and dining area.

Bedroom One

12'8" x 10'10" (3.88 x 3.32)

This double at the front of the home is carpeted and has a radiator, west facing window and ceiling light fitting.

Study

10'11" x 7'4" (3.35 x 2.25)

With laminate flooring, this study could also be a single bedroom, nursery or small gym/hobby room. It has a radiator, window and ceiling light fitting.

Bedroom Two

10'11" x 10'10" (3.35 x 3.31)

At the rear of the home and with views to the garden and beyond, this carpeted room has a radiator and ceiling light fitting.

Shower Room

7'9" x 5'4" (2.37 x 1.65)

The walk-in mains-fed shower has a reinforced glass screen, tiled surround and monsoon shower head. The room has a mosaic tiled floor, ceramic WC, ceramic sink with chrome mixer tap, chrome heated towel rail, frosted double glazed window, extractor fan, recessed ceiling spotlights and shaver point.

Kitchen

16'0" x 15'4" (4.9 x 4.68)

The large kitchen is flooded with natural light through two wide east facing windows, which have views to the garden and countryside. In the centre is an island with wine rack, curved granite worktop, cabinets and space for four stools. On the left, the full-height utility cupboards have lots of storage space plus space and plumbing for a washing machine and dishwasher.

Beneath the windows is a long granite worktop with cabinets below. The quality of the home is exemplified by the Villeroy & Boch ceramic 1.5 sink with Grohe chrome mixer tap. The Rangemaster stove is included in the sale and has ovens, a five-ring gas hob and curved glass and brushed chrome extractor fan above.

On the right, the L-shaped granite worktop has fitted cabinets above and below. There is space for an American-style fridge-freezer, surrounded by larder cupboards.

The room has a ceiling light fitting over the island, recessed ceiling spotlights, under-counter lighting, a part-glazed door to the rear garden and an open entrance through to the dining area.

Dining Area

14'7" x 12'7" (4.45 x 3.85)

The tiled flooring flows seamlessly through from the kitchen. This dual aspect room has east facing double French doors to the dining patio and rear garden, as well as a south facing window. The room has a ceiling light fitting, radiator and lots of space for a 6-8 seater dining table and additional furniture. An open entrance (where doors could be fitted) leads through to the living room.

Living Room

20'0" x 15'1" (6.12 x 4.6)

This huge room is carpeted and has a west facing window at the front. The focal point is the large cast-iron log burner and substantial flue set upon a granite hearth. There are two ceiling light fittings and a heritage-style radiator. A door leads through to the lounge.

Lounge

16'8" x 12'9" (5.1 x 3.9)

This cosy room has a wide west facing window, laminate flooring, radiator and feature fireplace with granite hearth and solid pine mantelpiece. A door leads back on through to the entrance hallway.



Staircase to first floor landing

The oak and steel staircase rises up to the impressive galleried landing, with views back down to the entrance hallway and the chandelier above. The landing is a versatile space which is currently set up as a games room with pool table (available by separate negotiation). There are recessed ceiling spotlights, is carpeted and has two radiators and double patio doors to the balcony terrace.

Matching white panelled doors with chrome handles lead into four double bedrooms (one en-suite with dressing room) and the family bathroom.

Balcony Terrace

32'9" x 6'6" (approximately) (10m x 2m (approximately))

With spectacular views stretching for miles, the balcony terrace has plenty of space for seating and outdoor dining. There is a decorative iron balustrade, providing views down over the rear garden too.

Bedroom Three

12'9" x 10'11" (3.9 x 3.33)

This double bedroom at the front of the home is carpeted and has a radiator and ceiling light fitting.

Bathroom

7'7" x 7'1" (2.32 x 2.18)

The jellybean bath has a pivoting glass screen, corner-positioned mixer tap and Mira electric shower over. A glass bowl sink with chrome mixer tap sits atop the vanity unit and the room has a ceramic WC, tiled floor and chrome heated towel rail. There is also a frosted double glazed window, extractor fan, ceiling light fitting and shaver point.

Bedroom Four

11'8" x 10'10" (3.57 x 3.32)

At the rear of the home, this double bedroom has views literally for miles. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Five

12'7" x 8'9" (3.86 x 2.68)

This carpeted double bedroom has a ceiling light fitting and loft hatch with pull-down ladder. The attic above is enormous and runs the full width of the home. It is fully boarded and has lighting.

Bedroom Six

16'8" x 14'11" plus 14'9" x 8'2" (5.1 x 4.55 plus 4.5 x 2.5)

The huge master bedroom has a dressing room and en-suite bathroom. With the best views in the house, this dual aspect room is carpeted and has two radiators, two ceiling light fittings and plenty of room for seating and furniture.

The dressing room area has 5 x double full-height fitted wardrobes.

Bedroom Six en-suite bathroom

12'3" x 6'8" (3.75 x 2.04)

This fully-equipped bathroom has a jacuzzi bath and separate shower cubicle. The bath on the right has jacuzzi jets and a central chrome mixer tap with mosaic tiled surround. The large corner cubicle has sliding glass doors, a tiled surround and mains-fed shower.

There is a 'floating' ceramic sink with chrome mixer tap, large vanity unit with capsule ceramic WC, tiled floor and combined radiator/heated towel rail. There are also recessed ceiling spotlights, an extractor fan and frosted double glazed window.

Rear Garden

Accessed from the kitchen, dining area, garage and paths on each side of the home, this is a peaceful sanctuary at the rear of the home.

From the left, there is a log store and greenhouse. The dining patio runs the full width of the house with views over the rear garden and to the hilly verdant countryside beyond. There are wall-mounted power points and lights.

Steps on the left lead down to the shed, lawn and summer house. This summer house has windows and power, so would make a great home office. The garden is bordered by tall bushes and the left and end, with a dry stone wall on the right. The large oval pond and rockery are havens for wildlife. The corners of the garden feature silver birch and tall cedar trees.

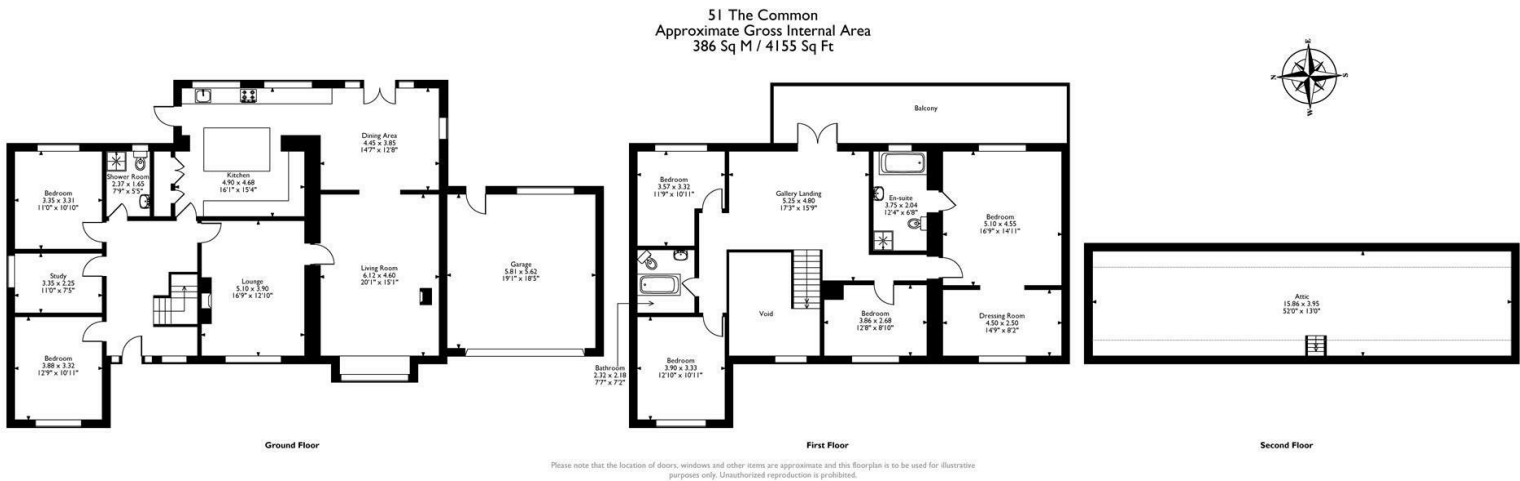
Garage

19'0" x 18'5" (5.81 x 5.62)

Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us





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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