



10 Culland View, Crich - DE4 5DA
£395,000



10 CULLAND VIEW

Crich, Matlock

Grants of Derbyshire are delighted to present this two-bedroom detached bungalow to the market, a property offering excellent potential along with the rare advantage of full planning permission for a separate dwelling on the generous plot to the rear. This makes it an outstanding opportunity for buyers seeking a renovation project or an investment. Inside, the bungalow features two entrance porches, a spacious living room, two well-proportioned double bedrooms, a bright sunroom, and a family bathroom. The layout provides a solid foundation for modernisation or reconfiguration to suit individual needs. Externally, the property benefits from a garage and driveway, providing convenient off-road parking. To the rear, a paved seating area offers space for outdoor dining or relaxation, alongside a useful storage shed. Beyond this lies approximately ¼ acre of additional land, which already has planning permission in place for the construction of a new home, an exceptional opportunity. Virtual tour available. No upward Chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bed detached bungalow
- Garage & Off road parking
- Large Rear Garden
- Planning permission
- Renovation project
- No upward Chain
- EPC Rating D





Ground floor

The property can be approached either via the driveway or by steps leading up to the front entrance.

Entrance Porch

3' 5" x 6' 1" (1.03m x 1.85m)

Entering through the main front door, you are welcomed into an entrance porch, ideal for hanging coats and storing shoes.

Living Room

14' 9" x 15' 11" (4.50m x 4.85m)

This bright and spacious living room features large front and side-aspect windows that allow plenty of natural light to flood the space. There is ample room for a variety of furniture arrangements, creating a welcoming area for both relaxation and entertaining.

Kitchen

8' 10" x 9' 0" (2.70m x 2.75m)

The kitchen is fitted with modern white gloss base and wall units, complemented by a bold red worktop and a black tiled splashback. A front-aspect window brings in plenty of natural light, enhancing the bright feel of the space. There is also a small breakfast bar, along with a door providing access to the side entrance porch.

Bedroom One

12' 3" x 12' 10" (3.73m x 3.91m)

This spacious double bedroom includes fitted wardrobes, a rear-aspect window, and a door leading directly into the sunroom, allowing plenty of natural light to flow through while offering lovely views over the large rear garden.

Sun room

7' 5" x 8' 8" (2.27m x 2.63m)

This sunroom provides a lovely space to sit and enjoy the charming views of the garden. A door opens directly out onto the garden, offering easy access to the outdoor area.

Bedroom Two

10' 11" x 12' 4" (3.32m x 3.76m)

Another good size double bedroom, with a rear aspect window offering views of the large rear garden.

Bathroom



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6' 4" x 9' 0" (1.93m x 2.75m)

The family bathroom features a side-aspect window that brings in







Approximate total area⁽¹⁾

70.8 m²

763 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/

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