



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 $\frac{1}{4}$ 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





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