



Jeffries Lane, Crich, DE4 5DT

Freshly decorated and carpeted throughout, this wonderful family home has a large rear garden, driveway parking for four vehicles and is close to the village centre, park and school. With planning consent and architect drawings for a two storey side extension, rear extension and porch, there is scope to create a much larger home should you wish.

On the ground floor, an entrance porch leads through to the spacious kitchen-diner, a living room and ground floor WC. The versatile conservatory is currently used as a gym/cycling hub and has great views out to the rear garden. To the first floor are three bedrooms, a bathroom and lots of storage. We love the eye-catching vertiginous wall at the end of the garden - it's a very distinctive feature.

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 Bangladeshi 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.

- Immaculate three bedroom family home
- Recently redecorated and new carpets throughout
- Planning consent for 2-storey side extension, plus single storey at rear and porch
- Architect drawings available for extension: Planning ref. AVA/2023/0199
- Quiet location, close to village centre
- Close to school and parks
- Large private rear garden that gets the sun all day
- Open plan kitchen-diner
- Council Tax band B and EPC rating C
- Off-road parking for 4 vehicles on driveway

£280,000

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Front of the home

This very well presented brick built semi-detached house has a tiled roof. The driveway has space for four vehicles to park comfortably and a flower bed in the right hand corner has a range of bushes including a Tea Rose bush. There is a modern shed on the right, an outside tap and power points. Modern timber fences form the boundaries on both sides, whilst an arched gate leads through to the main entrance door to the home and the rear garden.

Entrance Hall

Enter the home through a half-glazed uPVC front door. The entrance hall has a light oak laminate floor, ceiling light fitting, radiator and plenty of space to hang coats and store footwear. Matching white panelled doors lead into the kitchen-diner, lounge and ground floor WC.

Kitchen-Diner

17'5" x 16'2" (5.33 x 4.95)

Big windows with fitted shutter blinds face due south and flood the room with natural light. Having previously been a relatively small kitchen and garage, this open-plan room is now a bright open space in which to cook and gather with friends and family.

A large U-shaped worktop stretches out in front. Immediately on the left, a tall cupboard houses a modern Worcester boiler. There are a range of high and low level cabinets including corner cabinets with space-maximising pivoting shelves, providing useful additional storage. Below the worktop, there is space and plumbing for a washing machine and a slimline dishwasher too. The Hotpoint electric oven has a four-ring gas hob and extractor fan above.

Beneath the wide south-facing window is a 1.5 stainless steel sink and drainer with chrome mixer tap. To the right of the entrance door is another smaller worktop with cabinets above and below. Beyond that is a wide space, with sufficient room for a large American-style fridge-freezer.

The dining area has room aplenty for a 6 seater (or larger) dining table, a sideboard and additional furniture or seating. The room has recessed ceiling spotlights, a radiator and light oak-effect laminate flooring.

Ground Floor WC

Laminate flooring flows seamlessly through from the entrance hall. There is a ceramic WC with integral flush and wall-mounted ceramic sink with a chrome mixer tap and tiled splashback. The room also has a wall light and extractor fan.

Lounge

16'8" x 12'5" (5.1 x 3.8)

We love this room, which manages to feel both spacious and cosy. Having been recently redecorated and recarpeted, it has a radiator and high ceiling with two light fittings. The large square window and sliding patio doors into the conservatory bring lots of natural light in. There is plenty of room for sofas and additional furniture and the proportions of the room lend themselves to a number of flexible room layouts. A contemporary part-glazed door opens up to the stairs to the first floor, with a small under-stairs cupboard beneath.

Conservatory

12'9" x 8'10" (3.9 x 2.7)

This uplifting room has a vaulted glass roof, lots of windows and fully-glazed doors, making it another light and airy room with views out to the lovely rear garden. It is a versatile room with hard-wearing vinyl floor, which is currently used as a gym/cycling hub but could easily be a play room, home office or simply a relaxing additional reception room. The room has a horizontal slate-grey radiator and double French doors out to the rear garden.

Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the first floor landing. The landing stretches left and right and there is a ceiling light fitting above. Matching white panelled doors with chrome handles lead into the three bedrooms and family bathroom. Overhead is a loft hatch - the loft has lighting and is partly boarded.

On the landing, there is a door into a cupboard with shelving, whilst further along, double doors open into a wide storage cupboard which is currently used as a very useful additional wardrobe.



Bedroom One

11'1" x 10'4" (3.4 x 3.15)

Running almost the full width of the room, the south-facing window has magnificent views over village rooftops to the countryside stretching out many miles into the distance. This is a large double bedroom with a double fitted wardrobe, which leaves lots of space for a bed and furniture. The room is carpeted and has a ceiling light fitting and radiator.

Bathroom

7'2" x 5'11" (2.2 x 1.82)

Having a lovely natural feel thanks to the exposed pine floorboards and pine bath panelling, the angular rectangular bath has centrally-located chrome taps, meaning that you can truly stretch out to your fullest. Over the bath is a mains-fed shower with pivoting glass screen. A ceramic WC has an integral flush and the ceramic pedestal sink has chrome taps, with a wall-mounted mirrored cabinet above.

The room also includes a Hyco wall-mounted electric heater, ceiling light fitting, extractor fan, radiator and large frosted double glazed window. The walls by the bath and sink are tiled.

Bedroom Two

11'5" x 10'5" (3.5 x 3.2)

Another large double bedroom with an almost-full-width window providing views over the rear garden, this also has a fitted recessed double wardrobe. The carpeted bedroom has a radiator and ceiling light fitting.

Bedroom Three

8'8" x 5'10" (2.65 x 1.8)

This charming single bedroom/nursery has views through the large square picture book window over the rear garden towards the impressive wall at the far end. This bedroom is carpeted and has a radiator and ceiling light fitting.

Rear Garden

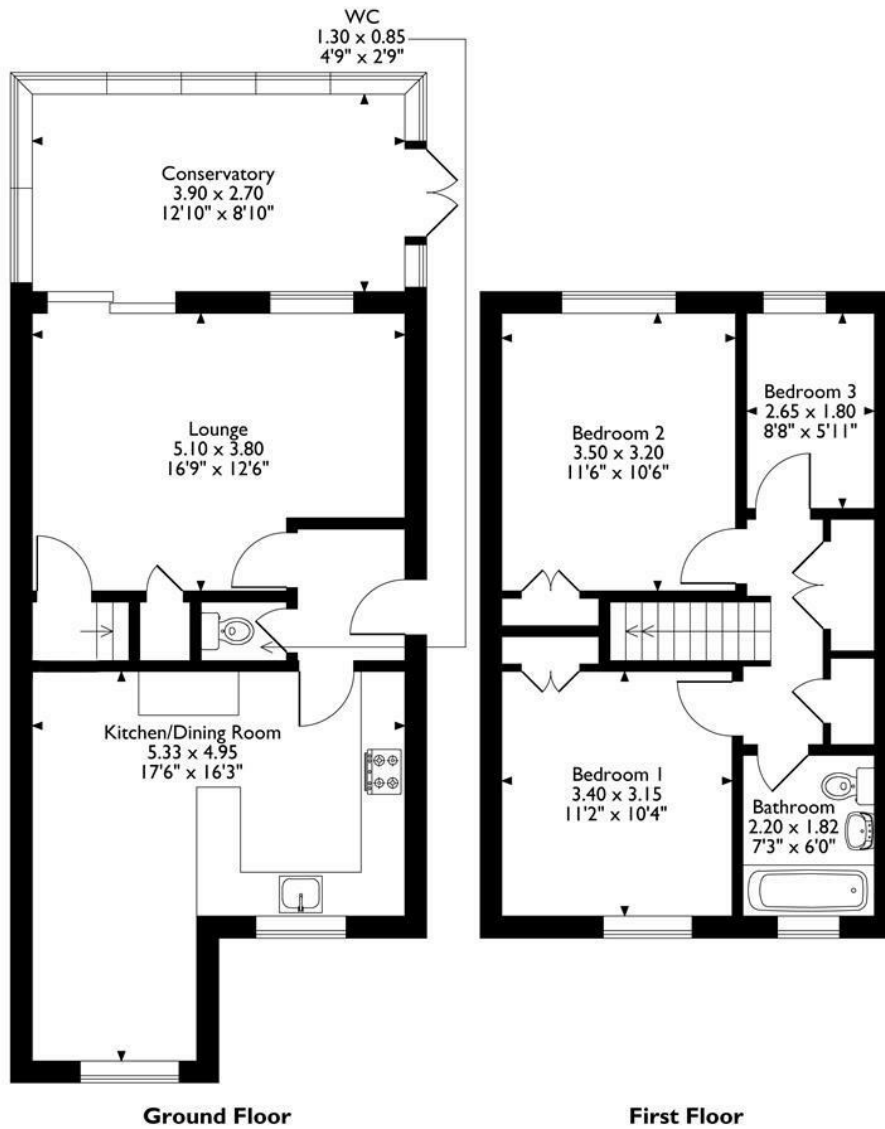
The garden is private and not overlooked and gets the sun all day long. Accessed from the side of the house, the main entrance door and the conservatory, the garden has a long rectangular lawn which is bisected by a paved path through the middle. At the end of the path, steps lead up to a modern shed. In front of the shed is a flower bed with a range of verdant green bushes and colourful plants.

Over to the right, the patio area has space for seating and dining and is surrounded by neat planted borders. Modern timber fences form the boundary on each side, leading up to that very impressive high wall. Above the main entrance door is an outside light and there is a double power socket on the outside wall of the conservatory.

This is a quiet, peaceful sanctuary which was filled with chirruping birdsong when we did this listing and photography - a wonderful place to relax, potter and play.



29 Jeffries Lane
 Approximate Gross Internal Area
 104 Sq M / 1119 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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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