



New Road, Crich Matlock, DE4 5BX

With elevated panoramic views, this freshly decorated home has two double bedrooms, new carpets, a new boiler (July 2024) and is presented in immaculate condition. Located towards the end of a quiet cul-de-sac, there is plenty of on-street parking and quiet countryside to the rear. The home is also within walking distance of the village centre, which has a grocery store, bakery/cafe, restaurant, pub, salons and more.

On the ground floor, the entrance hallway leads through to the lounge, kitchen, utility room and ground floor WC. To the first floor are two double bedrooms and the family bathroom. The front and rear gardens have well-tended lawns - the rear garden also has two separate dining patios and those wonderful views of adjacent protected countryside immediately beyond.

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.

- Immaculate two double bedroom home
- Council Tax band B and EPC rating C
- New carpets on stairs and first floor
- Freshly redecorated
- Elevated panoramic far-reaching views to front
- Dining kitchen and separate utility room
- Plenty of on-street parking
- Protected land countryside at rear
- New boiler, July 2024
- Walking distance to village centre and school

£230,000

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Front of the home

The front garden has a neat lawn, with box hedges to the front and side. A path leads up to the front door and side of the home. There is a wall-mounted light to the side of the front door. Enter the home through a part-glazed uPVC front door with iron knocker and brass handle and letterbox.

Entrance Hallway

The spacious hallway has room beneath the stairs for coats and footwear. With two windows on the left, the hallway has a radiator, ceiling light fitting, laminate floor and stairs to the first floor. Doors lead into the lounge, kitchen, utility room and WC.

Lounge

12'11" x 12'11" (3.95 x 3.94)

A lovely bright and airy room, the wide east-facing window brings lots of natural light flooding in. The room has laminate flooring, a ceiling light fitting, radiator and far-reaching views through gaps in the houses opposite. The electric fire is set upon a solid pine mantelpiece and there is a capped gas supply behind, should you wish to replace this with a gas fire.

Kitchen

12'10" x 8'1" (3.92 x 2.48)

The kitchen has space for a 2-4 seater dining table. With a tiled floor, the room also has a radiator, ceiling light fitting and half-glazed door to the rear garden. Together with the wide west-facing window, the room gets lots of natural light.

To the left is a worktop with a range of high and low level cabinets, with space for a fridge-freezer. The L-shaped worktop opposite has an integral 1.5 stainless steel sink and drainer with chrome mixer tap set beneath the aforementioned window. There are a good number of wall-mounted and base level cabinets, including an integral dishwasher and a four-ring gas hob with electric oven below and extractor fan above.

Utility Room

5'10" x 4'11" (1.8 x 1.5)

With a tiled floor and ceiling light fitting, the utility has a worktop with stainless steel sink and drainer with chrome mixer tap. This has a cabinet below with space and plumbing for a washing machine and tumble dryer. The room also has a radiator, window and extractor fan.

Ground Floor WC

5'4" x 2'7" (1.65 x 0.8)

This useful room has a wooden floor, ceiling light fitting, window, wall-mounted ceramic Burlington sink with chrome mixer tap and ceramic WC.

Stairs to first floor landing

Newly-carpeted stairs with a banister on the right lead up to the first floor landing. Here, there is a ceiling light fitting and hatch to the part-boarded loft. White panelled doors lead into the two double bedrooms and bathroom.

Bedroom One

19'1" x 9'4" (5.84 x 2.85)

A very spacious double at the front of the home has wonderful 180-degree far-reaching views to countryside beyond the rooftops opposite through the wide east-facing window. The room also has new carpet, a radiator and ceiling light fitting. An alcove has a fitted dressing table (or desk) with shelving and ceiling light fitting above. There is plenty of space in the room for a double bed and additional furniture.

Bedroom Two

11'10" x 11'6" (3.62 x 3.51)

Another large double bedroom, this room is located at the tranquil rear of the home. The carpeted room has a radiator, ceiling light fitting and fitted double cupboard with handrail and shelving.



Bathroom

8'10" x 8'0" (2.7 x 2.46)

The spacious bathroom has a jellybean bath with chrome mixer tap, mains-fed shower, pivoting glass screen and a contemporary tiled surround. Opposite is a ceramic pedestal sink, ceramic WC with integral flush and tall cupboard housing the Ariston digital boiler that was installed in July 2024. The room also has a wide window with terrific views to the adjacent countryside, mosaic tile-style vinyl flooring, a chrome towel heater, ceiling light fitting and extractor fan.

Rear Garden

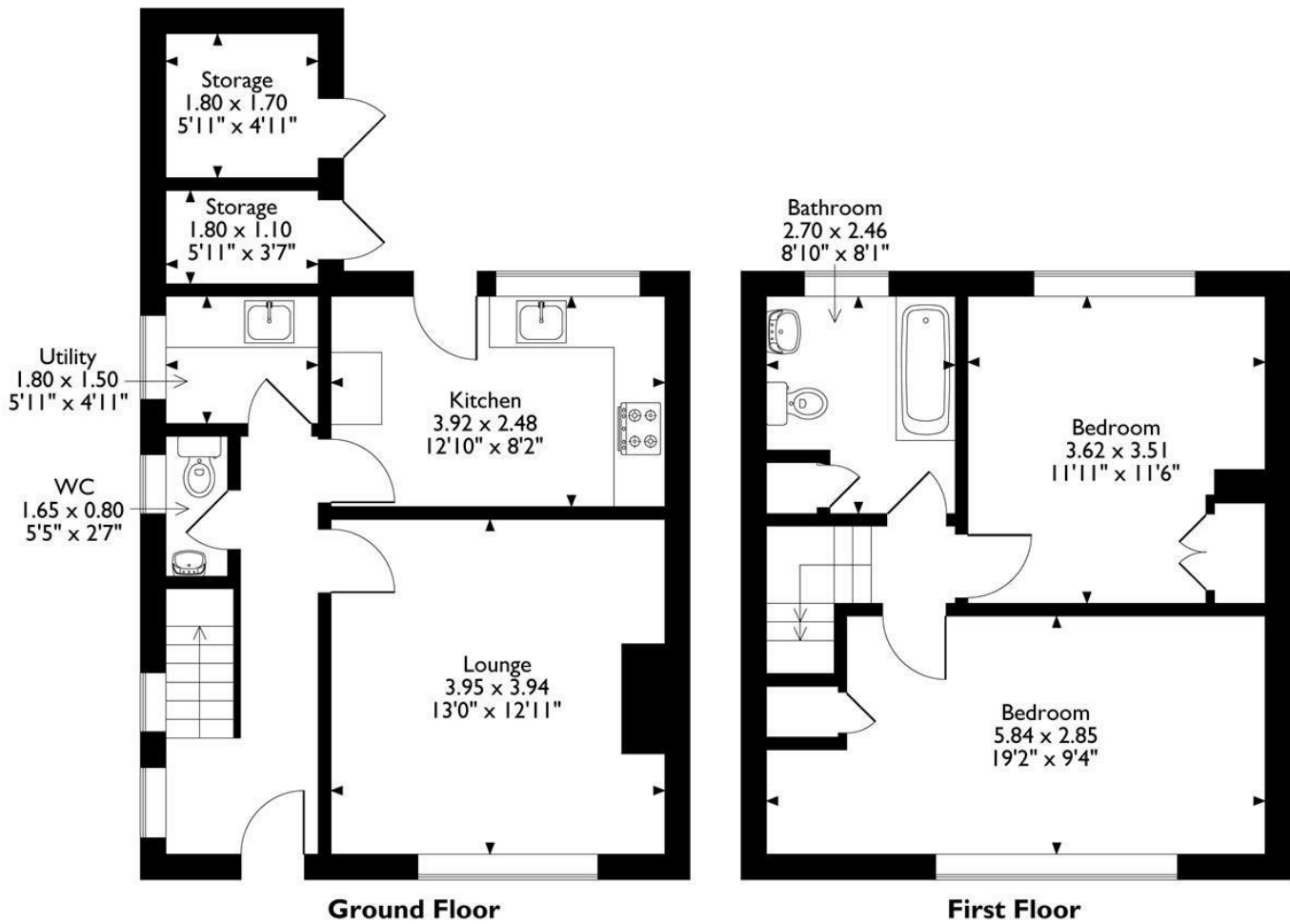
Accessed via the kitchen and the path at the side of the home, the large dining patio has plenty of room for seating, dining and outdoor storage units. There are also two large externally-accessed storage cupboards on the left. Seven stone steps lead up to the lawn, with tall privet hedges on each side of the long rectangular lawn - and a second dining patio here on the upper tier. At the far end is a dry stone wall and, immediately beyond, the protected land of open countryside and woodland up to the ridge above. It's a beautiful and peaceful private garden with tremendous verdant views.

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



40 New Road
Approximate Gross Internal Area
83 Sq M / 893 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		
(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	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315