

2 Surgery Lane, Crich - DE4 5BP

Offers Over £200,000







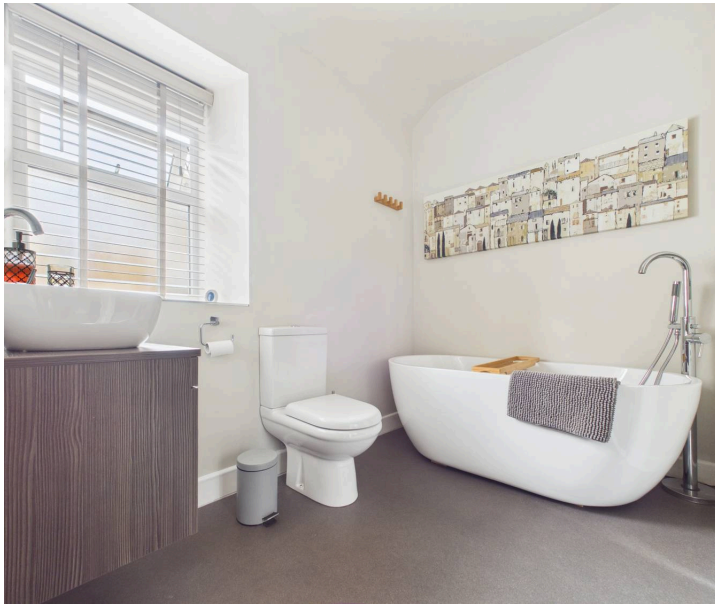
2 Surgery Lane

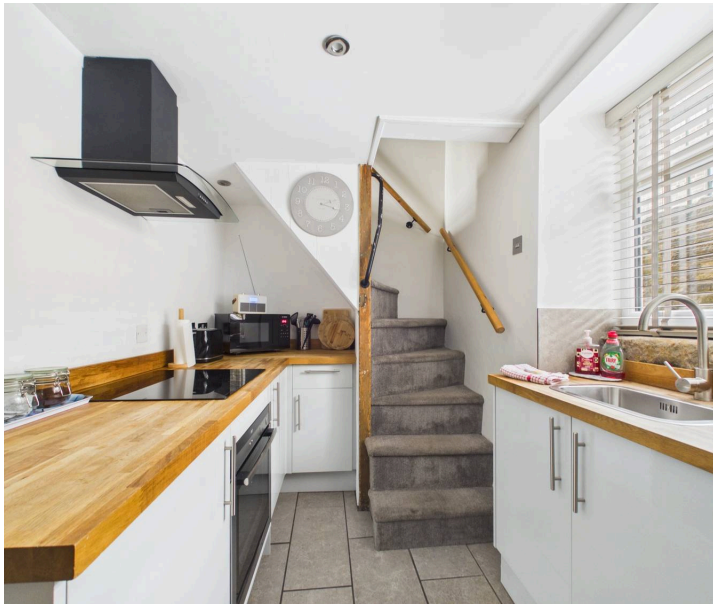
Crich, Matlock

Grants of Derbyshire are delighted to offer for sale this charming one-bedroom cottage, positioned in the centre of the vibrant and sought-after village of Crich. From the cottage, there is easy access to village amenities and scenic countryside walks. The accommodation briefly comprises a breakfast kitchen and inviting living room on the ground floor, with a double bedroom and modern bathroom on the first floor. Externally, the property includes a small patio area ideal for alfresco dining, along with a stone store building, both located directly opposite the cottage on the other side of the road. No upward-chain. Viewing highly recommended. Virtual tour available.

- One Bedroom Cottage
- Plenty of Character
- Well-presented Throughout
- Courtyard and Outbuilding
- No Upward Chain
- Viewing Highly Recommended
- Virtual Tour Available
- EPC Rating C







Ground Floor

The home can be entered from Surgery Lane via the front entrance door which leads straight into the

Living Room

12' 2" x 11' 8" (3.70m x 3.56m)

With wooden parquet flooring, this characterful living room features a front-aspect window and a log burner set within a brick fireplace with a stone hearth, creating a strong focal point. A doorway to the rear leads through to the breakfast kitchen.

Breakfast Kitchen

6' 0" x 11' 11" (1.84m x 3.64m)

Fitted with a range of quality cream wall, base and drawer units, complemented by wooden worktops. Integrated appliances include an under-counter fridge, stainless-steel sink with mixer tap, dishwasher and an induction hob with oven below and extractor above. There is space and plumbing for a washing machine and an additional stretch of worktop provides a convenient breakfast bar area, ideal for barstools and casual dining.

First Floor

Stairs from the kitchen rise to the first floor landing.

Bathroom

5' 9" x 8' 11" (1.75m x 2.72m)

This modern bathroom is fitted with a stylish four-piece suite comprising a low-flush WC, countertop basin with chrome mixer tap and cupboards below, a freestanding bathtub and a fully enclosed walk-in shower with mains shower over.

Bedroom

10' 1" x 11' 9" (3.08m x 3.59m)

A generous double bedroom with a front-aspect window overlooking Surgery Lane and the countryside beyond. Additionally, a useful fitted storage cupboard with wooden doors adds both practicality and a touch of character to the room.

Outside & Parking

This property includes a small patio area, ideal for alfresco dining, along with a stone store building, both located directly opposite the cottage on the other side of the road. While there is no allocated parking, on-road parking is available nearby.

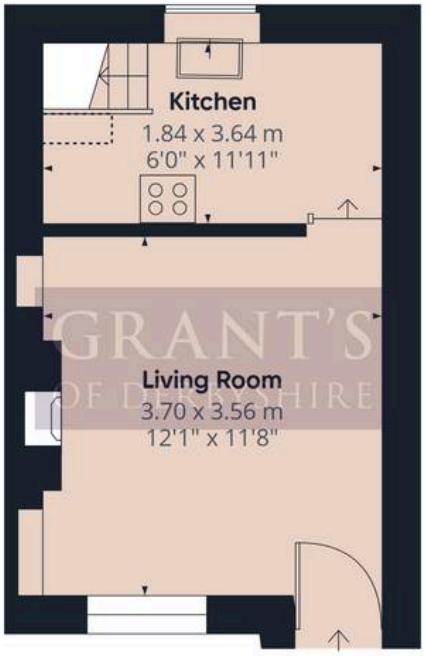
Directional Notes

If entering Crich on the B5023 from Wirksworth/A6, turn right on arriving at the Market Place and right again onto 'Surgery Lane'. Follow the road for very short distance and take the first left onto the lower road of Surgery Lane. The property can be found approximately 50 metres down this lane on the right hand side.









Floor 0



Floor 1



GRANT'S OF DERBYSHIRE

Approximate total area(1)

40.3 m²

433 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given as to their condition. The deeds have not been inspected by the writer of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.