



Chase View, Crich Matlock, DE4 5DZ

With no upward chain, this extended family home has panoramic views, a south facing garden, driveway parking for two vehicles and an integral garage. Located on the edge of this popular village, the home also had a new roof in 2019 and the extension in 2022 added a sun room.

It's a wonderful and spacious family home. On the ground floor is a sitting room, sun room and kitchen-diner with door through to the garage. To the first floor are three bedrooms and the family bathroom. The pretty front garden is adjacent to the driveway, whilst the rear garden has an elevated decking and patio area, with a lawn that slopes gently downwards, with the beautiful verdant rolling countryside stretching out beyond.

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.

- Extended 3 bedroom family home
- Integral garage
- Council Tax band B
- On edge of popular village with great amenities
- Sun Room extension added in 2022
- South facing garden with patio and decking
- No upward chain and vacant possession
- Driveway parking for 2 vehicles
- Panoramic views to surrounding countryside
- New roof 2019

£295,000

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Front of the home

A neat privet hedge forms the front boundary, with a tarmac drive on the right providing space for two vehicles to park in front of the garage. The pretty front garden has a lawn, gravel area, flower bed, bushes and a range of trees including cypresses and a colourful lilac. On the front wall of the home are a letterbox and outside light. Enter the home through the part-glazed composite front door into the entrance lobby.

Entrance Lobby

The lobby has a tiled floor, ceiling light fitting, radiator and stairs directly in front, leading up to the first floor. Matching part-glazed doors with chrome handles lead left into the sitting room and right into the kitchen-diner.

Sitting Room

16'10" x 13'11" (5.15 x 4.25)

Light oak laminate flooring flows seamlessly from here through to the Sun Room. This large bright room has a wide north facing window overlooking the front garden, a high ceiling with light fitting and double fully-glazed doors to the Sun Room. There are also two radiators, a wall light and a fireplace with marble hearth and surround (the gas supply has been disconnected but can be reinstated).

Kitchen-Diner

26'2" x 13'1" (8 x 4)

The dual aspect kitchen has windows at each end, together with a door through to the Sun Room. With a tiled floor, this room has two radiators, three ceiling light fittings and an open fireplace on the left suitable for display. The dining area has plenty of room for a 4-6 seater dining table and there is also a breakfast bar peninsula with space for three stools.

The fitted kitchen has lots of worktop space and a range of high and low level cabinets and drawers. The chest-height Neff double oven has drawers and cabinets each side. Beyond is an integral four-ring Baumatic hob with brushed chrome extractor hood above. Further around, beneath a south facing window looking out to the rear garden is a stainless steel sink and drainer with chrome mixer tap. Below the worktop there is space for a refrigerator and space and plumbing for a washing machine or dishwasher.

There is an under-stairs cupboard on the left, door to the garage over to the right and doors through to the Sun Room.

Sun Room

17'10" x 7'10" (5.45 x 2.4)

The sunny south facing aspect, double French doors and tall windows each side bring lots of natural light flooding into this room, which comprised the extension in 2022. With laminate flooring, the room has a radiator and recessed ceiling spotlights. It's a versatile room suitable for a second reception room, home office, games room or more formal dining room.

Garage

23'7" x 8'8" (7.2 x 2.65)

The integral garage has an electric up-and-over door, two ceiling light fittings, power sockets and wall-mounted cabinets. There is a Baxi boiler, space for appliances and a door to the rear garden.

Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the landing. The views from here are magnificent, over the rear garden to the rolling open countryside beyond. There is a ceiling light fitting and loft hatch - the loft is part-boarded and has lighting and power. Matching white Mexicana doors with chrome handles open into the three bedrooms and bathroom.

Bedroom One

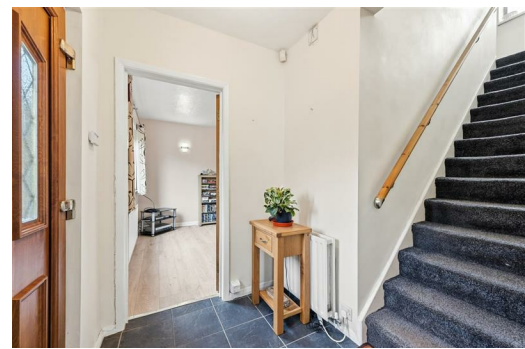
13'11" x 10'4" (4.25 x 3.15)

A large double bedroom at the front of the home has laminate flooring, full-height modern fitted wardrobes along the far wall and another fitted wardrobe on the left. The room also has a radiator and ceiling light fitting.

Bedroom Two

10'9" x 6'2" (3.3 x 1.9)

This single bedroom could also be a home office or nursery. It has great views to the rear and has laminate flooring, radiator and ceiling light fitting.



Bathroom

6'4" x 5'4" (1.95 x 1.65)

The bath has an electric shower over and chrome taps. There is a pedestal ceramic sink with chrome taps and ceramic WC. The room also includes tile-effect laminate flooring, a patterned double-glazed window, ceiling light fitting, passive vent, floor-to-ceiling tiled walls and radiator.

Bedroom Three

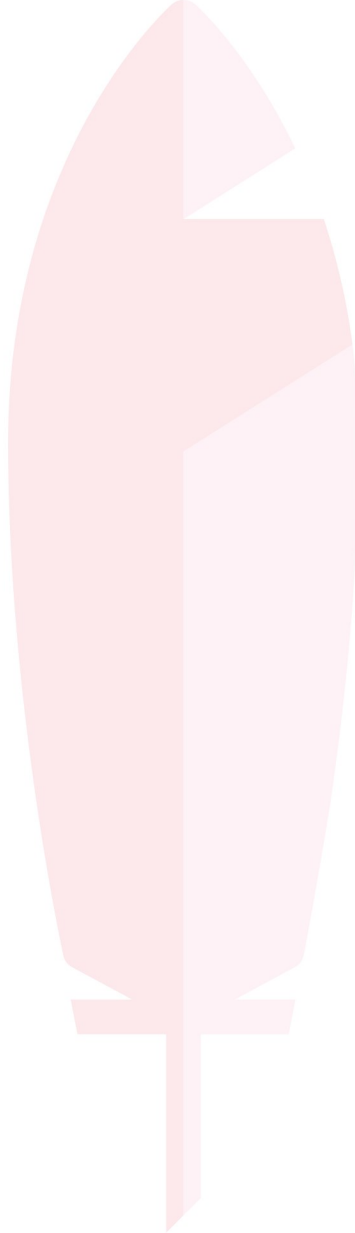
10'11" x 9'10" (3.35 x 3)

At the front of the home, this double bedroom has a double fitted wardrobe, laminate flooring, ceiling light fitting and radiator.

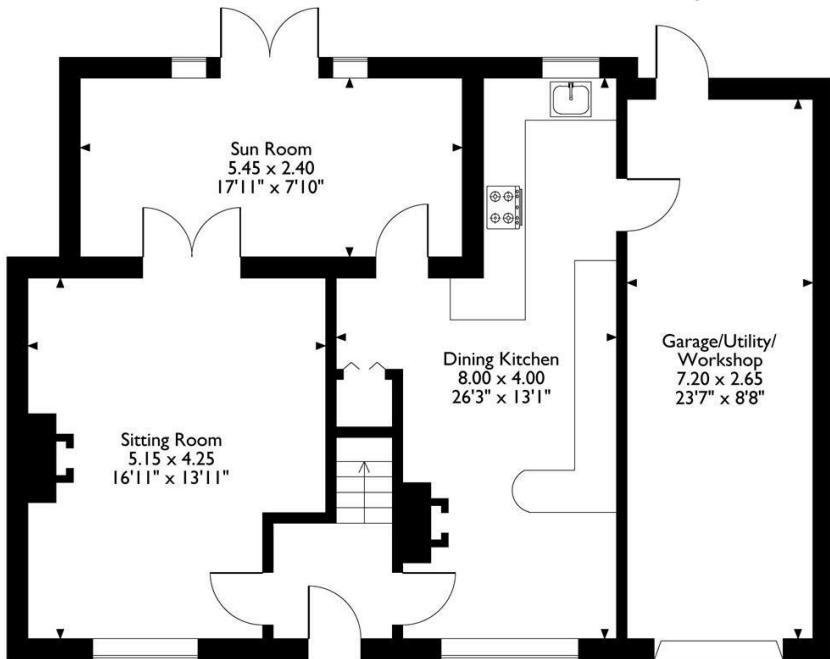
Rear Garden

A peaceful idyll with wonderful views, this south facing garden is accessed from the Sun Room and garage. The patio and raised decking area provide plenty of space for outdoor seating and dining. Step down onto the lawn with a stepping stone path to the end of the garden, with trees on the left and flower bed at the bottom-right. A timber fence forms the left-hand boundary, with a hedge at the end and on the right hand side. On the rear wall of the home there are power points, an outside tap and wall lights.

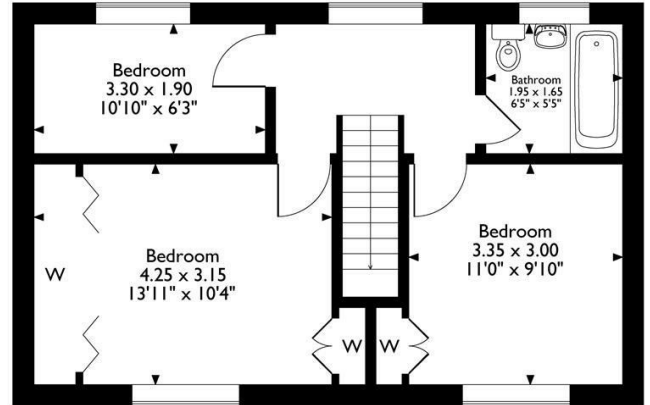
N.B. New EPC pending



I5 Chase View
 Approximate Gross Internal Area
 130 Sq M / 1399 Sq Ft



Ground Floor



First Floor

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	

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