



Oakwell Drive  
Crich Matlock





### Property Description

Burchell Edwards are delighted to be marketing this beautifully presented two bedroom semi-detached 50% SHARED OWNERSHIP property situated in the highly sought after village of Crich. The accommodation sits in a quiet location benefiting from having a driveway and in brief comprises, entrance hall, lounge, a spacious kitchen/diner, ground floor W.C and to the first floor there are two double bedrooms and a bathroom. Outside there are field views to the front with gated side access leading to a low maintenance and enclosed garden to the rear. An early viewing is strongly recommended to avoid disappointment.

### Entrance Hallway

The property is entered via composite door to the front elevation into a hallway where there is stairs off to the first floor, a radiator and door opening to the lounge.

### Lounge

Having UPVC double glazed window to the front elevation, a radiator, understairs storage cupboard and door opening to the kitchen.

### Kitchen/ Diner

Having boiler enclosed with unit, space for fridge freezer, electric oven and gas hob with stainless steel extractor hood over, wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, UPVC double glazed window to the rear, UPVC double glazed french doors to the rear, a radiator, plumbing for washing machine, storage cupboard with space for tumble dryer and door opening to cloakroom.

### Cloakroom

Having low level W.C, wash hand basin, a radiator, obscured UPVC double glazed window to the side elevation.

### First Floor Landing

Having loft access and doors off leading to:-

### Bedroom One

Having a pleasant outlook, a radiator, two UPVC double glazed windows front elevation, storage cupboard and over stairs storage cupboard.

### Bedroom Two

Having UPVC double glazed window to the rear giving aspect over the garden and a radiator.

### Bathroom

Having a bath with mixer tap over, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to the side elevation, heated towel rail, tiled splashbacks and vinyl flooring.

### Outside

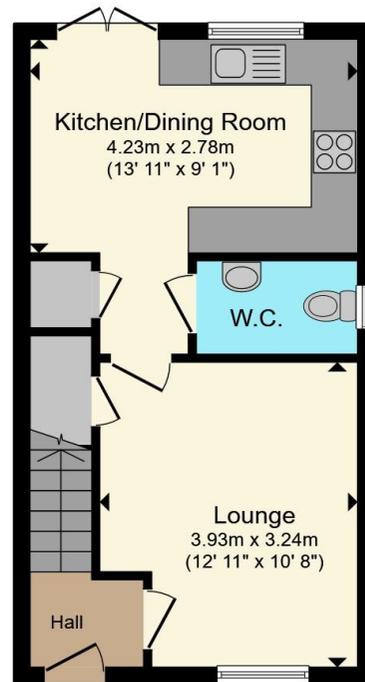
To the front of the property is a driveway providing off road parking for one vehicle, gated side access leading to the rear.

To the rear is a low maintenance garden with fenced boundaries, upper and lower paved seating area and is enclosed.

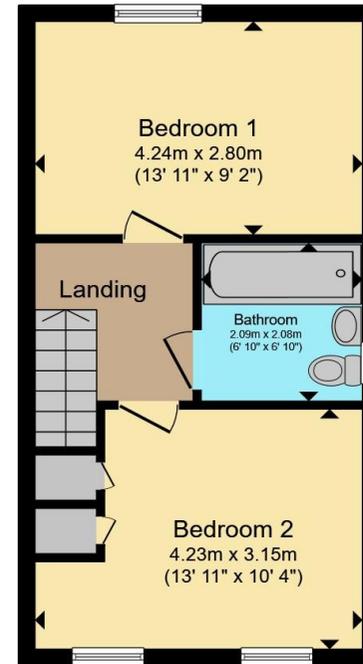








**Ground Floor**



**First Floor**

Total floor area 69.8 m<sup>2</sup> (751 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01773 822622**  
**E [belper@burchelledwards.co.uk](mailto:belper@burchelledwards.co.uk)**

1-3 Bridge Street  
BELPER DE56 1AY

EPC Rating: B Council Tax  
Band: B

Service Charge: 30.60 Ground Rent:  
Ask Agent

Tenure: Leasehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BEL206906 - 0002