



## 13 Crich Lane, Belper, DE56 1EN

**£239,950**



Offered with vacant possession/ no chain. A traditional three bedroom semi detached property situated conveniently within walking distance of Belper. Having a driveway providing off road parking and generous rear gardens with stunning south west facing views. Viewing is recommended.



# 13 Crich Lane, Belper, DE56 1EN

£239,950



Occupying an elevated position with stunning views to the rear, the welcoming three bedroom family home offers accommodation comprising an entrance porch, hallway, lounge, fitted kitchen, ground floor WC and a UPVC conservatory porch. To the first floor there are three bedrooms and a shower room.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a mature fore garden and driveway providing car parking for one vehicle. The generous rear enclosed garden enjoys a south westerly aspect, being laid to lawn with mature trees shrubs and flowering plants, Having various sheds, outbuildings and stores with views of the River Derwent and Belpers' countryside.

Conveniently situated within waking distance of Belper with its busy railway station, excellent schools, independent shopping, bars, restaurants and leisure facilities. There is easy access to Derby and Nottingham via major road links, ie A38, M1 and A6, which provide the gateway to the stunning Peak District.

## ACCOMMODATION

UPVC double doors open into porch with terracotta tiled flooring. A UPVC half glazed entrance door opens into :

## HALLWAY

Stairs climb to the first floor.

## LOUNGE

15' x 11'10 (4.57m x 3.61m )

A spacious room with a UPVC double glazed window to the rear, decorative dado rail, Adams style fire surround with marble hearth and insert housing a gas fire, TV aerial point and wall lights.

## WC

Low flush WC, wall mounted wash hand basin, UPVC double glazed window, heated towel radiator and wood effect flooring.

## FITTED KITCHEN

18'4 x 7'8 (5.59m x 2.34m )

Appointed with a range of oak effect base cupboards, drawers and eye level units with marble effect work surface over incorporating a stainless steel sink drainer with splash back tiling. There is a gas cooker, plumbing for a washing machine and space for a fridge freezer, two UPVC double glazed windows to the side and rear, vinyl tiled flooring, radiator and in- built high level cupboards. A half glazed UPVC entrance door opens into :

## CONSERVATORY PORCH

Constructed with a brick base, UPVC double glazed windows and doors, glass roof and vinyl tiled flooring.

## TO THE FIRST FLOOR

## LANDING

There is a UPVC double glazed window to the front elevation and access to the roof void.

## BEDROOM ONE

11'10 x 9'11 (3.61m x 3.02m )

There is a radiator, wall light and a UPVC double glazed window to the rear elevation enjoying stunning views over Belper and its countryside.

## BEDROOM TWO

10'2 x 9'11 (3.10m x 3.02m)

There is a radiator, a built-in wardrobe housing the combi boiler (serving the domestic hot water and central heating system) and a UPVC double glazed window to the rear elevation enjoying panoramic views.

## BEDROOM THREE

8'1 x 7' (2.46m x 2.13m)

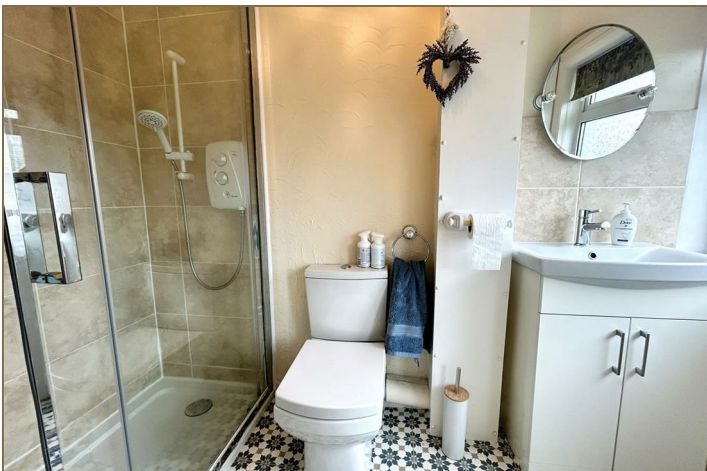
Having a radiator, TV aerial point and UPVC double glazed window to the front elevation.

## SHOWER ROOM

Appointed with a double shower enclosure with electric shower, vanity wash hand basin and a low flush WC, UPVC double glazed window to the front, radiator and a built-in linen cupboard.

## OUTSIDE

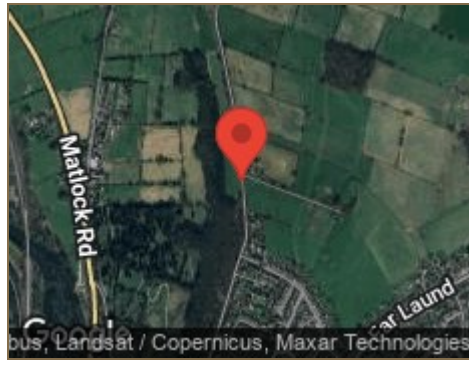
To the front of the property is a mature fore garden with a path leading to the front door. There is a driveway providing off road parking. The path extends to the side. The generous rear garden is mainly laid to lawn with a garden pond wooden garden shed and aviary, well stocked flower beds and a run of sheds providing storage.



## Road Map



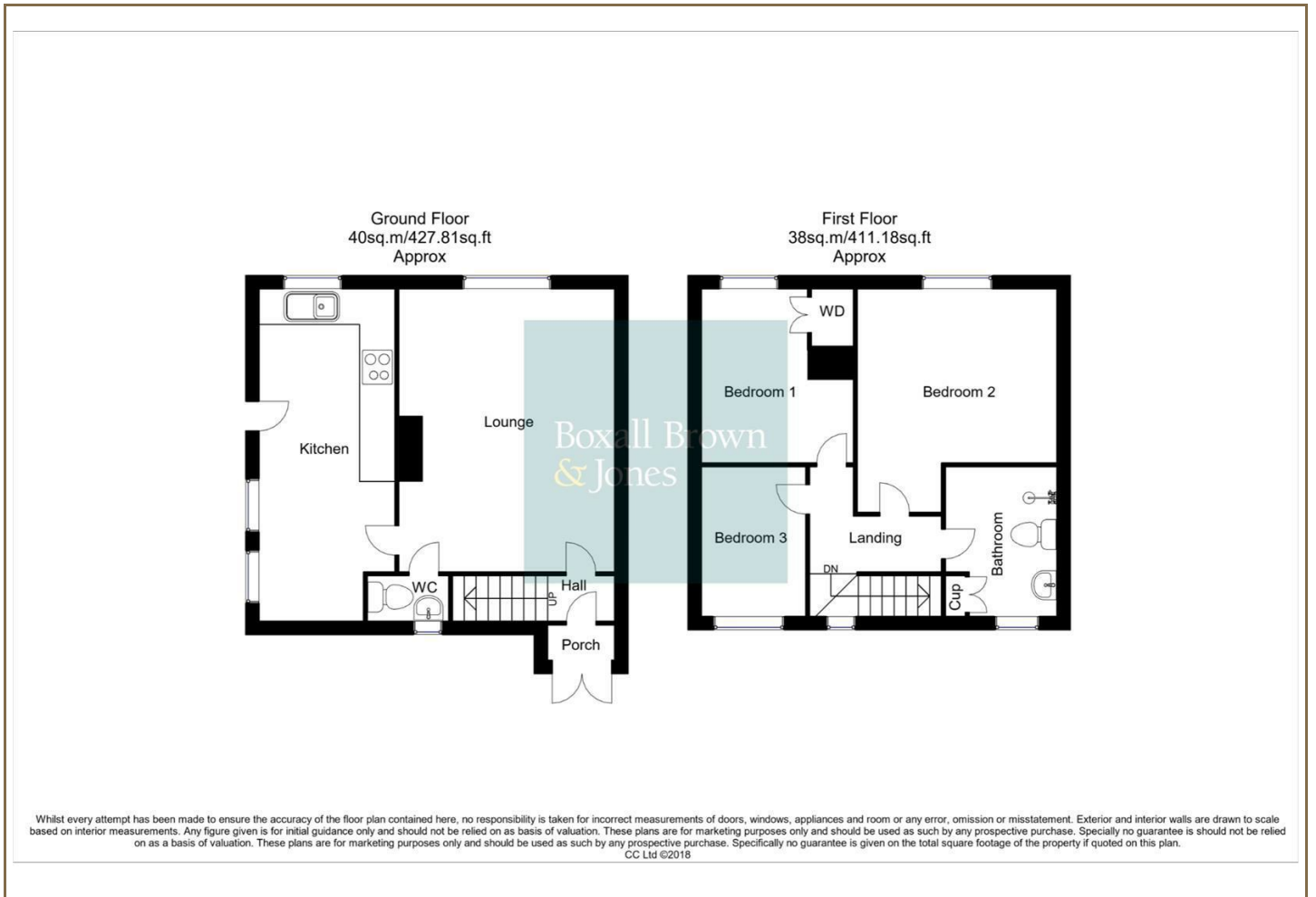
## Hybrid Map



## Terrain Map



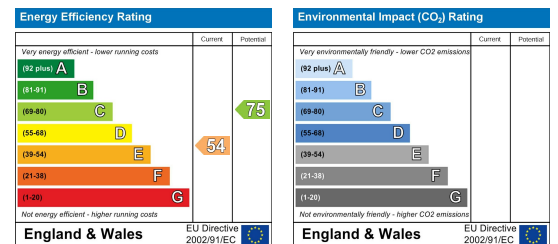
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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