



10 Culland View, Crich - DE4 5DA  
£395,000



## 10 CULLAND VIEW

Crich, Matlock

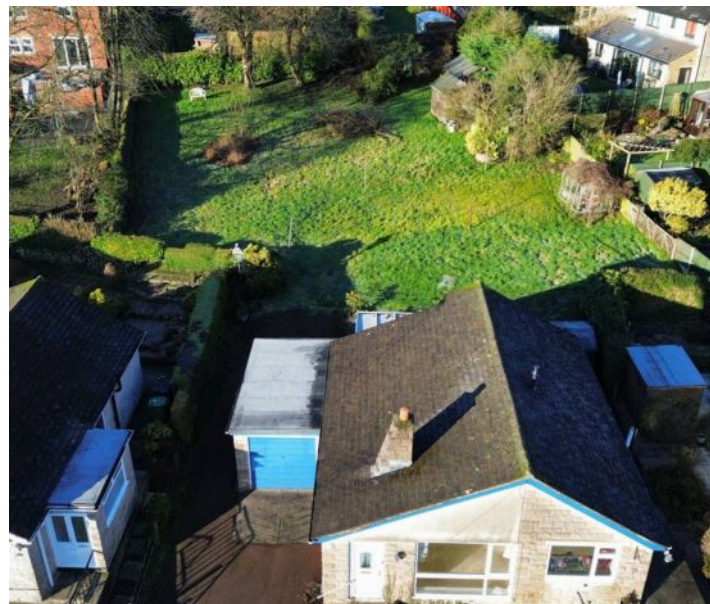
Grants of Derbyshire are pleased to bring to the market this rare development opportunity, comprising a two-bedroom detached bungalow together with a separate rear building plot with planning permission granted on 27 January 2026, for the construction of an additional dwelling. Occupying a generous overall plot, the existing bungalow offers significant scope for extension, refurbishment and reconfiguration (subject to the necessary consents), presenting an excellent opportunity to create a larger, more modern home. The current accommodation includes two entrance porches, a spacious living room, two well-proportioned double bedrooms, kitchen, family bathroom and a bright sunroom overlooking the garden. The layout provides a strong foundation for improvement and enhancement. The principal attraction is the substantial rear garden, extending to approximately ¼ acre, within which planning permission is already in place for a new residential dwelling. This creates a compelling proposition for developers, self-builders or investors, or for owner-occupiers seeking to build for family use while retaining the original property. Externally, the property benefits from a garage and driveway providing off-road parking and a paved seating area. Virtual tour available. No upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two Bed Detached Bungalow
- Garage & Off Road Parking
- Large Rear Garden
- Planning Permission





## Ground floor

The property can be approached either via the driveway or by steps leading up to the front entrance.

### Entrance Porch

3' 5" x 6' 1" (1.03m x 1.85m)

Entering through the main front door, you are welcomed into an entrance porch, ideal for hanging coats and storing shoes.

### Living Room

14' 9" x 15' 11" (4.50m x 4.85m)

This bright and spacious living room features large front and side-aspect windows that allow plenty of natural light to flood the space. There is ample room for a variety of furniture arrangements, creating a welcoming area for both relaxation and entertaining.

### Kitchen

8' 10" x 9' 0" (2.70m x 2.75m)

The kitchen is fitted with modern white gloss base and wall units, complemented by a bold red worktop and a black tiled splashback. A front-aspect window brings in plenty of natural light, enhancing the bright feel of the space. There is also a small breakfast bar, along with a door providing access to the side entrance porch.

### Bedroom One

12' 3" x 12' 10" (3.73m x 3.91m)

This spacious double bedroom includes fitted wardrobes, a rear-aspect window, and a door leading directly into the sunroom, allowing plenty of natural light to flow through while offering lovely views over the large rear garden.

### Sun room

7' 5" x 8' 8" (2.27m x 2.63m)

This sunroom provides a lovely space to sit and enjoy the charming views of the garden. A door opens directly out onto the garden, offering easy access to the outdoor area.



### Bedroom Two

10' 11" x 12' 4" (3.32m x 3.76m)

Another good size double bedroom, with a rear aspect window offering views of the large rear garden.

### Bathroom

6' 4" x 9' 0" (1.93m x 2.75m)

The family bathroom features a side-aspect window that brings in natural light, and is fitted with a three-piece suite comprising a WC, pedestal hand basin, and a bath with shower over.

### Outside & Parking

Outside, to the front of the property, there is a low-maintenance garden along with a driveway providing off-road parking and access to the garage. To the rear, a paved seating area offers a pleasant spot to relax, leading on to a large garden of approximately ¼ acre. This generous plot also benefits from planning permission for the construction of a separate dwelling. Further information regarding the planning permission, can be found on the Amber Valley Borough Council planning portal. The reference is AVA/2025/0872

### Council Tax Information

We are informed by Amber Valley Council that this home falls within Council Tax Band C which is currently £2043 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.



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**Approximate total area<sup>(1)</sup>**  
70.8 m<sup>2</sup>  
763 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



## GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

[INFO@GRANTSOFDERBYSHIRE.CO.UK](mailto:INFO@GRANTSOFDERBYSHIRE.CO.UK)

[WWW.GRANTSOFDERBYSHIRE.CO.UK/](http://WWW.GRANTSOFDERBYSHIRE.CO.UK/)

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