



Crich Lane
Belper





Property Description

Burchell Edwards are delighted to bring to the market this attractive and thoughtfully extended three-bedroom detached family home, occupying a corner plot in a popular location.

The property offers a fantastic combination of generous living accommodation, character and practical family space. To the ground floor is a welcoming entrance hallway, separate lounge featuring a log-burning stove, and an impressive open-plan kitchen, living and dining space which provides an ideal setting for both everyday family life and entertaining.

The kitchen is fitted with Quartz work surfaces and a central island with seating, together with a range of integrated appliances. The open-plan living area benefits from a further log-burning stove, two Velux windows and French doors opening directly onto the enclosed rear garden, creating a bright and inviting space throughout.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a large driveway providing ample off-road parking, together with a large garage with power and lighting. The enclosed rear garden provides a private outdoor space with lawn and paved patio area.

A particularly appealing family home offering spacious living accommodation, excellent parking and useful storage, with two log-burning stoves adding warmth and character. Internal viewing is strongly recommended to fully appreciate the space and features on offer.

Agent's Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Accessed via a UPVC double glazed door to the front elevation and having a central heating radiator, stairs rising to the first floor landing and under stair store cupboard.

Lounge

Having a feature bay window to the front elevation, central heating radiator and a log burning stove with mantle over, set upon a tiled hearth.

Open-Plan Kitchen/ Living

A fantastic open-plan kitchen, dining, living space, flooded with natural light.

Kitchen/ Diner

Fitted with a range of matching wall & base units with Quartz work surfaces over and a complementary Island unit, providing additional storage and seating. There are a range of integrated appliances, including; Oven and grill, dishwasher, induction hob with tiled splashback and stainless steel extractor hood over, an inset sink/ drainer unit with a chrome mixer tap over and cupboards built to house an American-style fridge/ freezer. There are two windows to the side elevation, two Velux windows and French doors to the rear elevation, leading to the rear garden.

Living

Having a central heating radiator and log burning stove with mantle over and set upon a tiled hearth.

First Floor Landing

Having loft hatch providing access into the loft and UPVC double glazed window to the side elevation.

Bedroom One

Having UPVC double glazed window to the rear elevation and central heating radiator.



Bedroom Two

Having a feature UPVC double glazed bay window to the front elevation and central heating radiator.

Bedroom Three

Having UPVC double glazed window to the front elevation and central heating radiator.

Garage

Having light, power and an up & over door to the front elevation.

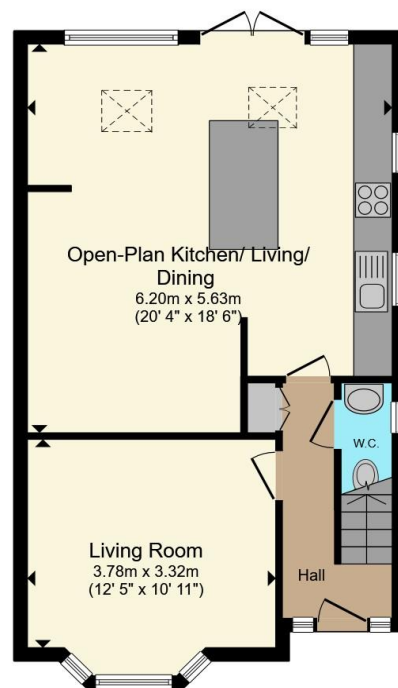
Outside

To the front, the property is accessed via a spacious driveway, providing ample off-road parking and access to the garage, with a dry stone boundary wall and hedges for privacy. The rear garden is laid mainly to lawn, with a paved patio seating area.

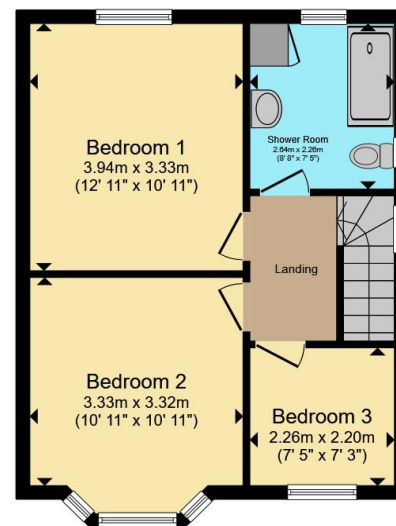








Ground Floor



First Floor

Total floor area 97.3 m² (1,047 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



To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: Awaited
Council Tax Band: D

Tenure: Freehold

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