

## 12 Coalburn Crescent, Crich, Matlock, DE4 5QB

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£425,000

Freehold

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- A Modern Detached House Located In The Sought After Village Of Crich
- Entrance Hall And Cloakroom/WC
- Sitting Room To The Front
- Dining Kitchen Opening To The Rear Garden And Utility Room
- Four Well Proportioned Bedrooms
- Bedroom One With En Suite
- Family Bathroom With Bath And Separate Shower
- Driveway And Single Garage
- Delightful, South Facing Garden With Open Aspect
- Easy Reach Of Belper And Connection With The A38, M1 And A6





## Summary

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Located in the charming and sought after village of Crich, this delightful detached house on Coalburn Crescent offers a perfect blend of comfort and modern living. The property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient cloakroom/WC. The sitting room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the generous dining kitchen, with utility room off, which features French doors that open directly onto the delightful, enclosed south-facing garden. This outdoor space not only offers a private retreat but also presents an open aspect, allowing for plenty of natural light and privacy.

To the first floor are four well-proportioned bedrooms, ensuring ample space for family or guests. The principal bedroom benefits from an en suite shower room, providing a touch of luxury and privacy. Additionally, there is a family bathroom that serves the other bedrooms, which has a bath and separate shower, making it convenient for everyday living.

A driveway provides off road parking and leads to a single garage which can also be accessed internally.

The house benefits from Solar Panels and gas central heating.

Crich is known for its picturesque surroundings and community spirit, making it an ideal place to call home. Crich also is conveniently located for access to local towns of Belper, Matlock and Ripley. For commuters, the A38, M1 and A6 area nearby providing swift access to Derby, Nottingham and The Peak District. A local rail network with stations in Whatstandwell and Ambergate, link to London St Pancras and other major cities.

In summary, this property on Coalburn Crescent is a wonderful opportunity for those looking to settle in a peaceful yet vibrant village, offering both comfort and practicality in a beautiful setting.

The house is offered with vacant possession.

# F&C

## The Location

Crich is an attractive village on the edge of the Derbyshire Dales surrounded by beautiful open countryside. The village itself offers a good selection of amenities including shops, cafes and primary schooling and is also well known for the National Tramway Museum as well as Crich Stand. The location also offers easy access to other nearby towns including Matlock and Belper. It is also conveniently located for swift access to the A38, A6 and M1. Nearby train stations at Whatstandwell and Ambergate provide links to London St Pancras and other major cities..

## Accommodation

### Ground Floor

#### Entrance Hall

9'10" x 5'6" (3.02 x 1.68)

Having a double glazed entrance door with feature leaded glass insert, a central heating radiator and stairs leading off to the first floor.



#### Fitted Guest Cloakroom

5'10" x 3'3" (1.79 x 1.01)

Appointed with a two piece suite comprising a pedestal wash handbasin and a low flush WC with half tiling to the walls, a tile floor and a central heating radiator. There was a UPVC double glazed window with frosted glass to the side.



## Lounge

16'11" x 11'7" (5.16 x 3.55)

Approached via double glazed doors from the entrance hall and having a central heating radiator, double glazed window to the side and a UPVC double glazed bay window to the front.



## Dining Kitchen

17'2" x 11'8" (5.24 x 3.56)

Comprehensively fitted with a range of modern base cupboards, draws and eye level units with the complementary worksurface over incorporating a one and a half bowl stainless steel sink drainer unit with mixer tap. Integrated appliances include an electric oven, gas hob, extractor with light and stainless steel splashback, a refrigerator, freezer and dishwasher. Having inset spotlighting to the ceiling, a tiled effect floor, a central heating radiator and double glazed French doors which provide access to and views of the rear garden and patio. There is a UPVC double glazed window to the rear and full height double glazed windows to either side of the French doors. An archway leads to the utility room.



### Utility Room

9'6" x 4'3" (2.92 x 1.31)

Having a work surface, plumbing for an automatic washing machine beneath and space for a tumble dryer. There is a central heating radiator, a tiled effect floor and a double glazed door which provides access to the rear garden. A door leads to the garage.

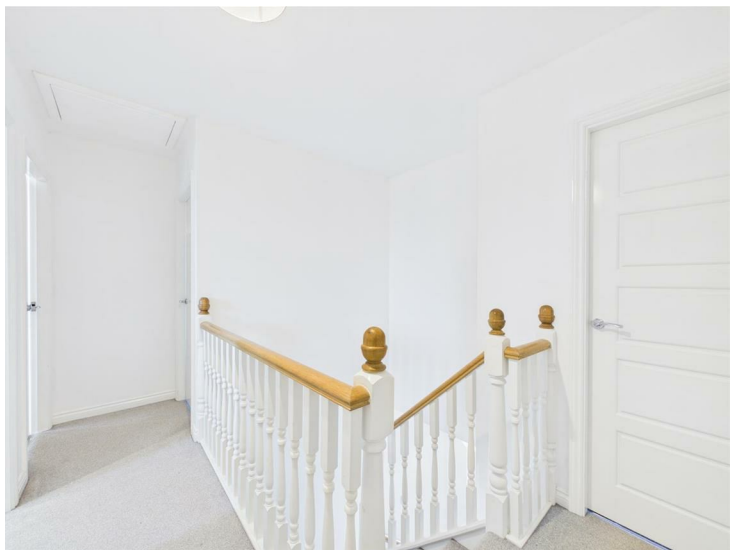


### First Floor

#### Landing

12'9" x 7'3" (3.90 x 2.23)

Having a central heating radiator, a built-in airing cupboard and access is provided to the roof space.



### Principal Bedroom

11'7" x 10'2" (3.54 x 3.10)

Appointed with a range of fitted wardrobes which provide excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window to the front elevation.



### **En-Suite**

8'1" x 5'1" (2.47 x 1.57)

Appointed with a three piece modern white suite comprising a double shower cubicle with sliding glass shower screen and mains fed shower over, a pedestal wash handbasin and a low flush WC. There is full tiling to the shower enclosure and half tiling to the walls. Having a wall mounted bathroom cabinet with mirrored front, an extractor fan, inset spotlighting, a wall mounted chrome heated towel rail and a UPVC double glazed window with frosted glass.



### **Bedroom Two**

12'5" x 10'4" (3.81 x 3.16)

Having a central heating radiator and a UPVC double glazed window overlooking the rear garden and countryside beyond.



### **Bedroom Three**

9'11" x 9'9" (3.03 x 2.99)

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



### **Bedroom Four**

11'10" x 9'8" (3.61 x 2.95)

Having a central heating radiator and a UPVC double glazed window overlooking the rear elevation, garden and countryside beyond.



### **Family Bathroom**

8'7" x 6'7" (2.64 x 2.01)

Appointed with a four piece suite comprising a panelled bath, a separate built-in shower cubicle with glass shower doors and mains fed shower over, a pedestal wash handbasin and a low flush WC. There is full tiling to the shower enclosure and half tiling to the walls. Having a tiled effect floor, a wall mounted chrome heated towel rail, inset spotlighting and an extractor fan. Having a wall mounted bathroom cabinet with mirrored front and a UPVC double glazed window with frosted glass.



### **Garage**

19'8" x 9'9" (6.01 x 2.98)

Having an up and over door, light, power and an internal door to the utility room.

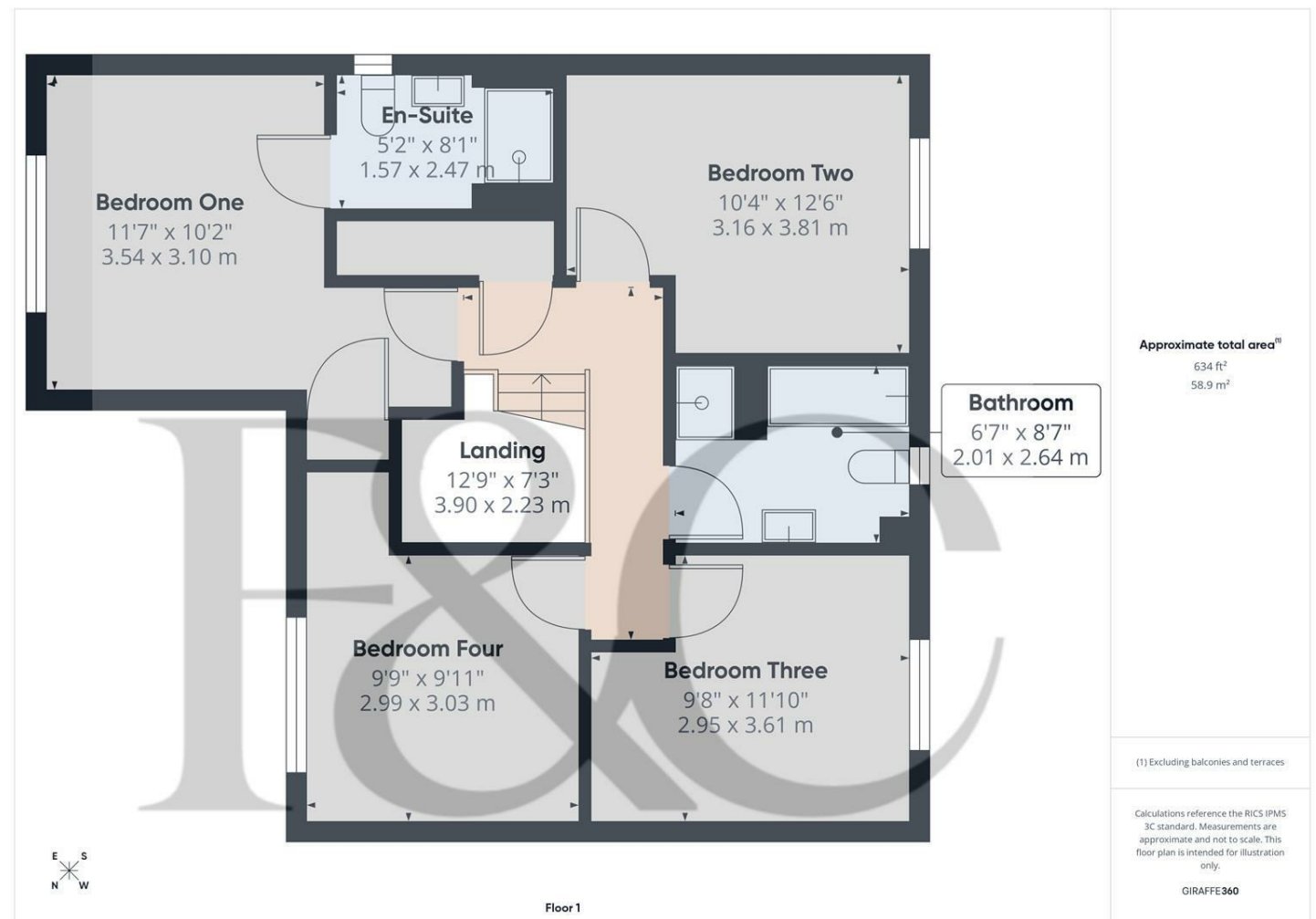
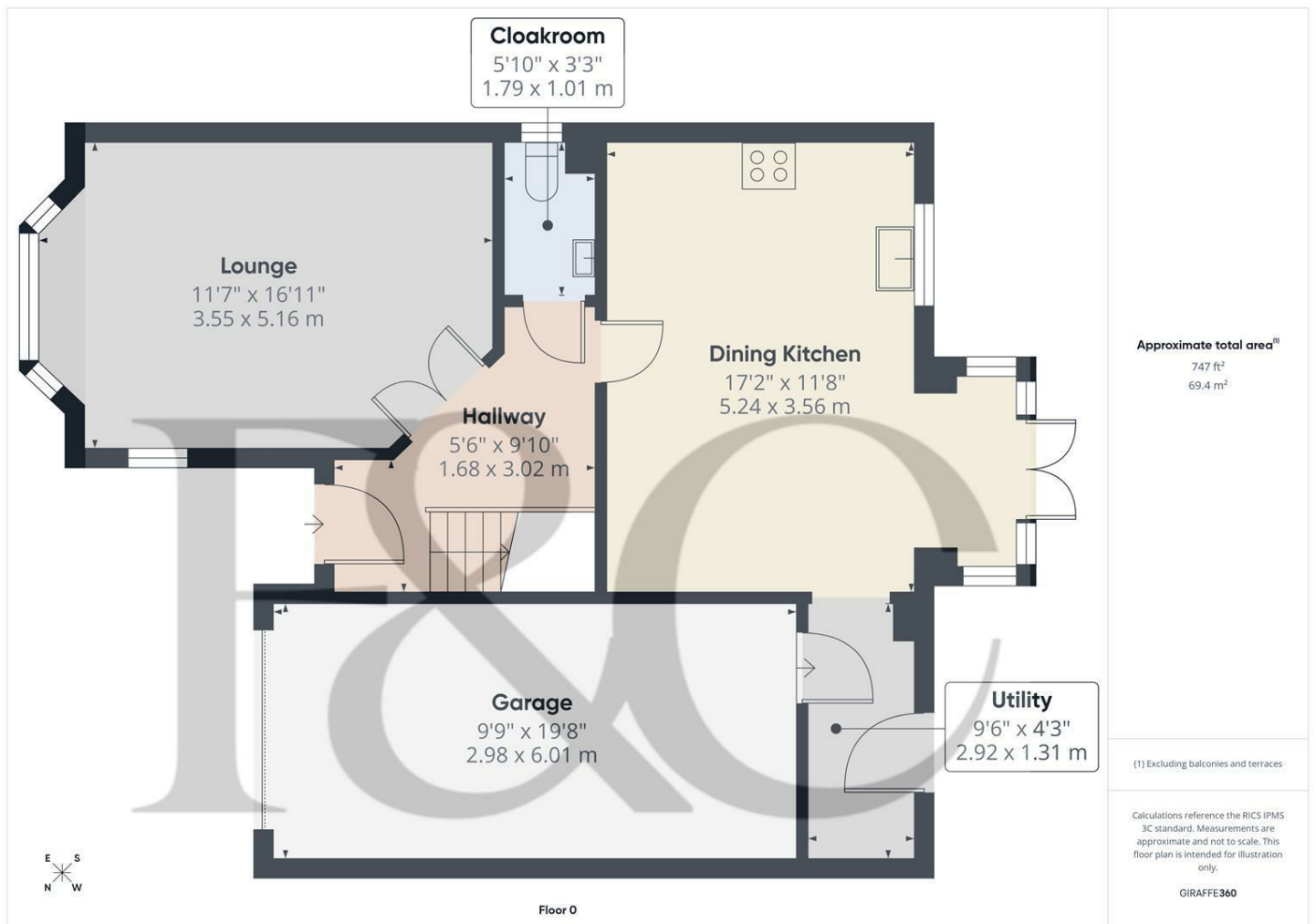
## Outside

To the front of the house is a lawned garden with a block paved driveway to the side providing off road parking and leading to a single garage.

A gate and path to the side provides access to the delightful, enclosed rear garden. The rear garden enjoys a South facing, open aspect with open views to the rear countryside. There is a generous paved patio with lawned garden beyond and a second, tiered wooden deck which is ideal for relaxing and Al Fresco dining. There is a timber raised bed and an additional raised bed which is well stocked with a variety of shrubs and flowering plants. Outside tap and lighting.



Council Tax Band E





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12 Coalburn Crescent  
Crich  
Matlock  
DE45QB

Council Tax Band: E  
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	