

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 4 Greenfields

Fritchley, Belper, Derbyshire DE56 2FP



**Particularly well proportioned and presented extended three bedroomed semi-detached property with generous garden and superb countryside views**

- Gas fired central heating • Sealed unit upvc double glazing
- Ample off-street parking • Stunning countryside views • Well presented rear garden with workshop
- Sitting room • Open plan dining kitchen • Three bedrooms • Family bathroom • Outside WC
- Viewing highly recommended •

**Price £295,000**



**4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720**

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## GENERAL INFORMATION

A fantastic opportunity to acquire this beautifully presented and extended three bedroom semi-detached property situated in the popular location of Fritchley, enjoying stunning open countryside views. Ideal for a young family / first time buyers.

The property is sold with the benefit of gas fired central heating, sealed unit UPVC double glazing and off street parking. Internally briefly comprises of an entrance hallway, sitting room and open plan dining kitchen. To the first floor are three bedrooms and a bathroom.

Outside to the front of the property is a driveway providing off street parking. To the rear of the property is a well presented garden comprising paved patio seating area with steps leading to laid lawn area with raised planting border and a timber shed and additional workshop.

## LOCATION

Within the village of Fritchley there is a primary school (Church of England) and public house. The nearby market town of Crich offers an excellent range of local amenities. Fritchley is well positioned offering fast and convenient access to the A38 / M1 ideal for commuting to the cities of Derby, Nottingham and Sheffield. Additionally there are railway stations located at Ambergate and Alfreton with Mainline connections.

The location is highly convenient for other surrounding centres including Belper (six miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east, Derby (twelve miles to the south) and Junction 28 of the M1 Motorway (thirteen miles) which provides fast access to other nearby regional centres and the main

motorway network.

## ACCOMMODATION

Having upvc door providing access to:

### **RECEPTION HALLWAY**

Having staircase to first floor. Central heating radiator. Wooden door providing access to:

### **SITTING ROOM 4.45m x 3.65m (14'7" x 12'0")**

Having feature brick fireplace with multi fuel burner with stone lintel. Under floor heating (electric system). Sealed unit double glazed windows in upvc frame to front. wooden door providing access to:

### **OPEN PLAN DINING KITCHEN**

#### **KITCHEN AREA 5.49m x 2.30m (18'0" x 7'7")**

Having granite worktop with inset one and a half composite sink with adjacent drainer having mixer tap over. Range of cupboards and drawers beneath with integrated appliances consisting of dishwasher, separate washing machine and tumble dryer. Fridge freezer. Neff electric fan assisted oven and grill with complementary integrated microwave over. Neff four ring induction hob with retractable downdraft hood. Tiled flooring with under floor heating (electric system). Programmable lighting with LED strip (multi-colour).

#### **DINING AREA 5.49m x 2.69m (18'0" x 8'10")**

Continuation of the tiled flooring with under floor heating (electric system). Electric Velux rain sensed roof windows, built-in speakers and wall mounted air-conditioning unit. Sealed unit double glazed window in upvc frame to side. Double glazed bi-fold doors providing access to rear garden.





## FIRST FLOOR

### LANDING

With loft hatch access. Sealed unit double glazed window in upvc frame to side. Automatic lighting. Concertina doors providing access to bedrooms and bathroom.

### BEDROOM ONE 3.59m x 3.07m (11'9" x 10'1")

Please note the former measurement being a maximum measurement. Central heating radiator. Sealed unit double glazed windows in upvc frames to front.

### BEDROOM TWO 2.90m x 2.85m (9'6" x 9'4")

Having useful built-in wardrobes with sliding door and mirror. Central heating radiator. Sealed unit double glazed window in upvc frame to rear, enjoying superb open countryside views.

### BEDROOM THREE 2.61m x 1.90m (8'7" x 6'3")

Having central heating radiator. Sealed unit double glazed window in upvc frame to rear enjoying superb open countryside views.

### FAMILY BATHROOM 2.28m x 1.78m (7'6" x 5'10")

Please note the latter measurement being a maximum measurement. Having a white suite comprising of wash hand basin with chromed mixer tap over. Low level WC. Bath with chromed mixer tap over and mains shower over with concertina shower screen. Chrome style heated towel rail. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to front.

### OUTSIDE

Outside to the front of the property is a spacious driveway providing ample off street parking for multiple vehicles. To the side of the property is a paved patio area leading to rear garden.

### WC 1.00m x 1.20m (3'3" x 3'11")

Low level WC

A real feature of this property is the well presented rear garden comprising paved patio seating area with hot tub (available via separate negotiation). Steps lead to a laid lawn area with raised planting borders. The property benefits from having a timber shed and workshop with power, lighting and water - providing ample storage. To the foot of the garden is a further patio seating area taking advantage of the stunning open countryside views.

### COUNCIL TAX BAND

Amber Valley Borough Council - Tax Band B

### DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed south along the A6 passing through Matlock Bath and the traffic light junction at Cromford. Thereafter continue along the A6 passing over the River Derwent and upon reaching Ambergate bear left opposite The Hurt Arms Public House into the A610 Ripley Road. Proceed along this road and upon reaching the traffic light junction bear left under the bridge as signposted for Fritchley. Continue along this road up the hill taking the second turning on the right into Fritchley Lane, bear left into Hilltop and turn left again into Amber View Road which leads to Greenfields where number 4 will be located on the right hand side, clearly denoted by our For Sale board.

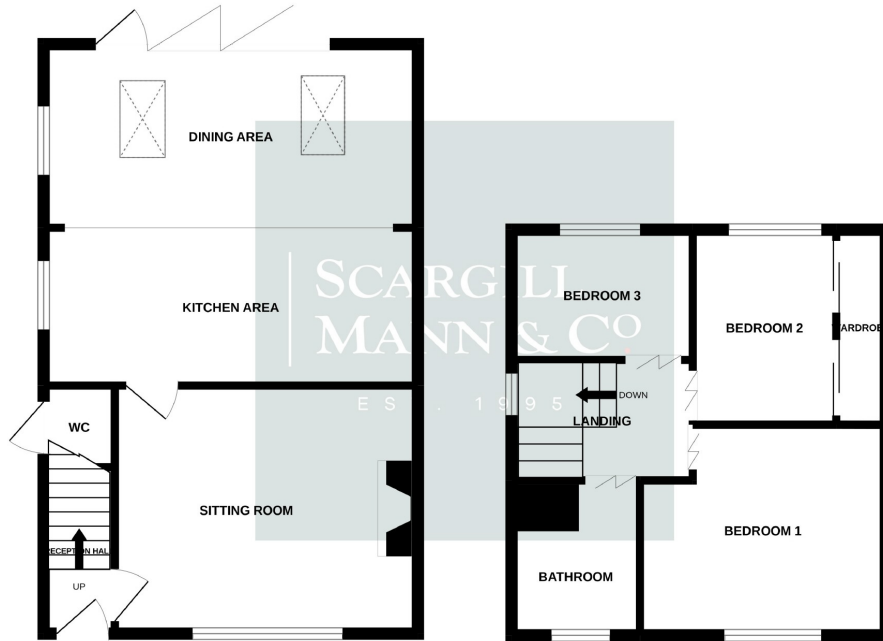
### VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (JS/JO)



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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