



7 The Common
Crich
Matlock
Derbyshire
DE4 5BH

Offers In The Region Of
£260,000

- NO UPWARD CHAIN
- Gas fired central heating and sealed unit upvc double glazing
- Entrance hallway
- Sitting room with separate home office / snug area
- Fitted dining kitchen
- Large cellar space
- Three bedrooms
- Family bathroom
- Attic room
- Low maintenance courtyard garden & stone outhouse

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser looking to acquire this spacious three bedroom terraced property with low maintenance courtyard garden and stone outhouse.

The property is sold with the benefit of no upward chain, gas fired central heating and sealed unit upvc double glazing. Internally briefly comprises of entrance hallway, sitting room with home office / snug, fitted dining kitchen and spacious cellar. To the first floor are three bedrooms and a well presented family bathroom and to the second floor is a most useful attic space.

Outside to the side of the property is a low maintenance courtyard garden area.

LOCATION

Crich is a popular village with a good range of local amenities including post office, village store, doctors' surgery, hairdressers, village inn and primary school. 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 26 of the M1 Motorway (thirteen miles) which provides fast access to other nearby regional centres and the main motorway network.

ACCOMMODATION

Having sealed unit upvc stable door to side providing access to:

RECEPTION HALLWAY

having central heating radiator. Staircase to first floor. Wooden latch door providing access to:





SITTING ROOM

4.00m x 3.74m (13'1",0"0" x 12'3")

having feature stone fireplace with stone lintel and hearth having cast iron Victorian range. Central heating radiator. Useful built-in storage cupboards housing combi boiler and electric circuit board. Sealed unit double glazed windows in upvc frames to side.

Opening provides access to:

HOME OFFICE / STUDY

1.82m x 2.89m (5'11" x 9'5")

DINING KITCHEN

5.68m x 3.77m (18'7" x 12'4")

KITCHEN AREA having wooden preparation surfaces with inset ceramic sink with chrome mixer tap over and tiled splashback. Range of cupboards and drawers beneath having integrated fridge freezer, washing machine and dishwasher. Complementary wall mounted cupboards over with free standing Belling range cooker with eight ring gas hob over having extractor fan canopy over. Central heating radiator. Latched door providing access to cellar.

DINING AREA having feature fireplace, central heating radiator and sealed unit double glazed windows in upvc frames to front plus upvc stable door providing access to front.

CELLAR CHAMBER ONE

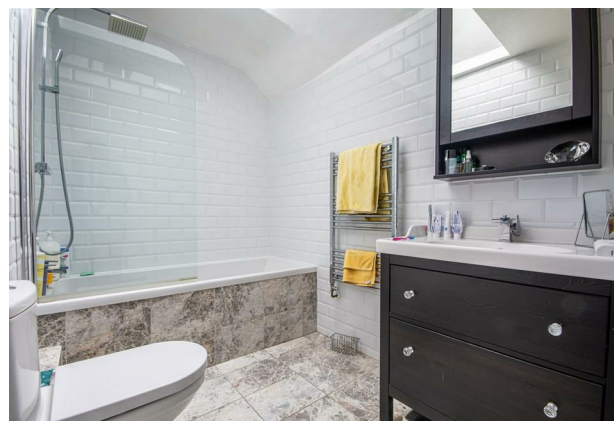
3.68m x 3.64m (12'0" x 11'11")

having power and lighting.

CELLAR CHAMBER TWO

1.85m x 2.55m (6'0" x 8'4")

having power and lighting.



CELLAR CHAMBER THREE

5.38m x 3.14m (17'7" x 10'3")

having power and lighting.

FIRST FLOOR

LANDING

having roof window. Doors providing access to bedrooms, family bathroom and inner landing.

BEDROOM ONE

4.00m x 3.74m (13'1" x 12'3")

Please note the former measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Sealed unit double glazed windows in upvc frames to side.

BEDROOM TWO

3.74m x 3.11m (12'3" x 10'2")

having central heating radiator. Latch door providing access to staircase to second floor. Sealed unit double glazed windows in upvc frames to front.

BEDROOM THREE

3.51m x 4.1m (11'6" x 13'5")

having central heating radiator. Sealed unit double glazed windows in upvc frames to front.

FAMILY BATHROOM

2.91m x 1.80m (9'6" x 5'10")

being fully tiled having a white suite comprising of wash hand basin with chromed mixer tap over and vanity base drawers beneath. Low level WC. Bath with chrome mains shower over with glass shower screen and chrome mixer tap. Chrome ladder style heated towel rail. Roof window.



SECOND FLOOR

ATTIC ROOM

8.11m x 2.86m (26'7" x 9'4")

Please note the latter measurement being taken into the full depth of the roof eaves. Roof window. Ample roof eaves storage space.

OUTSIDE

To the side of the property is a low maintenance courtyard garden area.

COUNCIL TAX BAND

Amber Valley Borough Council - Tax Band

DIRECTIONAL NOTE

The approach from our Matlock office is to proceed south along the A6 passing through Matlock Bath. At the traffic lights at Cromford proceed straight ahead and thereafter continue along the A6 crossing over the River Derwent at Whatstandwell and in turn upon reaching Ambergate turn left into Ripley Road (A610). Continue along this road taking the second turning on the left under the bridge into Bullbridge Hill as signposted for Fritchley and Crich. Continue along this road climbing the hill passing the turns for Fritchley and as the road straightens out this becomes The Common - shortly thereafter Ash Tree House (78 The Common) will be located set back from the road on the left hand side clearly denoted by our 'For Sale' board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629584591 (JS/JO)

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 8 Market Place
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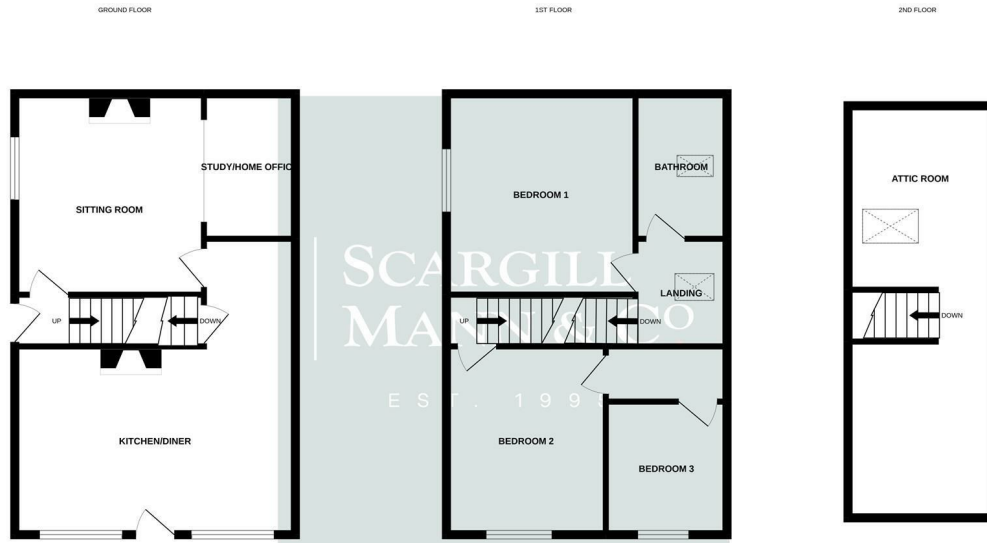
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		