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2 Hill Crest

Crich, Matlock, Derbyshire DE4 5DH



Particularly well appointed and extended four bedroomed detached property enjoying cul-de-sac location with far reaching views

- Sealed unit double glazing • Gas fired central heating (underfloor) • Reception hallway • Guest cloakroom / utility room • Sitting room • Study / family room • Feature extended living kitchen with electrically operated Velux windows and bi-fold doors • Principal bedroom suite with bedroom, dressing area and feature en-suite bathroom with free standing bath and wet room style shower cubicle • Three further bedrooms • Shower room
- Driveway providing off street parking and access to garage with electrically operated door • Lawned foregarden • Low maintenance garden to rear • Sought after and highly convenient village location • Viewing strongly recommended •

Offers in excess of £450,000



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GENERAL INFORMATION

This sale offers a rare opportunity to acquire this extended well appointed four bedroomed detached property which enjoys far reaching views to the front aspect. The property is located within a popular and convenient village location.

Sold with the benefit of gas fired central heating with under floor heating, sealed unit double glazing and internally briefly comprises of a reception hallway, guest cloakroom/ utility room, sitting room, study / family room and feature extended living kitchen with electrically operated Velux roof light windows and bi-fold doors leading onto the garden. To the first floor is a principal bedroom suite with bedroom area, dressing room and feature ensuite bathroom with free standing bath and walk-in wet room style shower cubicle. Additionally there are three further bedrooms and a well appointed shower room.

Outside to the front of the property is a lawned foregarden area and adjacent driveway providing off street parking and access to the garage with electrically operated door. To the rear is a low maintenance garden incorporating artificial lawn and flowering and herbaceous borders having children's play house / slide.

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 28 of the M1 Motorway (thirteen miles) which provides fast access to other nearby regional centres and the main motorway network.

ACCOMMODATION

Composite and opaque double glazed entrance door provides access to:

RECEPTION HALLWAY 6.26m x 1.81m (20'6" x 5'11")

Having a feature oak solid oak staircase with matching handrail and balusters. Recessed spot lights. Under floor heating. Sealed unit double glazed window to side with roof top views towards surrounding countryside. Two sets of twin glazed doors provide access to the feature living / dining kitchen and sitting room respectively. Two oak panelled doors provide access to the study / family room and guest cloakroom / utility room respectively.

GUEST CLOAKROOM / UTILITY ROOM 1.25m x 1.57m (4'1" x 5'2")

Having a white suite comprising wash hand basin with chromed mixer tap and

boxed / floated WC. Granite preparation surface with matching splashback having two appliance spaces beneath; one with plumbing suitable for an automatic washing machine and a second ideal for a tumble dryer. Wall mounted cupboards over. Recessed spot lights. Sealed unit double glazed opaque window in upvc frame to rear.

STUDY / FAMILY ROOM 3.20m x 2.69m (10'6" x 8'10")

Having a range of fitted drawers / cupboards and fitted shelves over having a canopy with recess spot lights. Oak flooring with wet fed under floor heating. Sealed unit double glazed window in upvc frame to front with roof top views over surrounding countryside.

SITTING ROOM 5.67m x 3.30m (18'7" x 10'10")

Having a feature marble fire surround with raised granite hearth incorporating a cast iron fireplace with fitted real flame gas fire. Oak flooring with wet fed under floor heating. Satellite TV connection point. Recessed spot lights. Sealed unit double glazed window in upvc frame to front overlooking the foregarden. Sealed unit double glazed sliding patio door in upvc frames to rear.

FITTED L-SHAPED LIVING KITCHEN 5.88m x 2.84m (19'3" x 9'4")

Having a range of quartz preparation surfaces and having a large central island with oak block preparation surface incorporating a large inset sink unit with contemporary styled chromed mixer tap over and having gloss base drawers and cupboards beneath, relieved by brushed aluminium handles and soft closing fittings. Complementary wall mounted cupboards over. Stainless steel range style cooker having six ring gas hob with tiled splashback and two ovens beneath having integrated filter canopy over. Wall mounted Neff multi function oven, integrated Miele dishwasher and appliance space suitable for an American style fridge / freezer. Range of feature spot lights. Ceramic tiled floor covering with electric under floor heating. There are steps that lead into a:

CONTEMPORARY STYLED LIVING AREA 6.38m x 3.74m (20'11" x 12'3")

Having wet fed under floor heating. Five sealed unit double glazed Velux roof light windows which are electrically operated for opening and external blinds. Contemporary styled central heating radiator. Sealed unit double glazed window to side and two sealed unit double glazed bi-fold doors which open onto the garden. Door providing integral access to the garage.

FIRST FLOOR

L-SHAPED SEMI-GALLERIED LANDING 3.95m x 1.08m plus 1.81m x 4.76m (13'0" x 3'7" plus 5'11" x 15'7")

Having continuation of the handrail, balusters and post. Feature sitting / potential study area with sealed unit double glazed French doors in upvc frames to front incorporating cast iron Romeo and Juliette balcony with superb far reaching views, which must be seen to be fully appreciated. Twin



oak panelled doors leading into the principal bedroom suite. Four further oak panelled doors provide access to bedroom two, bedroom three, bedroom four and the shower room respectively.

PRINCIPAL BEDROOM SUITE

BEDROOM AREA 3.18m x 2.67m (10'5" x 8'9")

Having recessed spotlights. Under floor heating. Sealed unit double glazed window in upvc frame to front with superb far reaching views. Doorway leads into:

DRESSING ROOM 4.52m x 2.53m (14'10" x 8'4")

Having an extensive range of fitted bedroom furniture comprising of wardrobes with hanging rails and shelves with soft closing doors. Feature twin Durevit wash hand basins recessed beneath a marble surface with matching upstand having mirror over and panelled cupboards / drawers beneath, with soft closing fittings. Recessed spot lights. Under floor heating. Sealed unit double glazed French doors in upvc frames to front incorporating cast iron Romeo and Juliette balcony enjoying superb must be seen far reaching views. Doorway leads into:

FEATURE EN-SUITE BATHROOM 2.84m x 2.31m (9'4" x 7'7")

Having marble tiled floor covering with under floor heating and matching marble floor tiling incorporating a large free standing contemporary styled bath with chromed mixer tap and hand held shower. Walk-in marble wet room style shower cubicle with overhead shower. Low level WC. Spot lights. Extractor fan. Chromed ladder style heated towel rail. Sealed unit double glazed opaque window in upvc frame to rear.

BEDROOM TWO 3.28m x 2.73m (10'9" x 8'11")

Having under floor heating. Sealed unit double glazed window in upvc frame to front enjoying superb far reaching views.

BEDROOM THREE 3.22m x 3.89m (10'7" x 12'9")

Having under floor heating. Sealed unit double glazed window in upvc frame to rear.

BEDROOM FOUR 2.85m x 2.17m (9'4" x 7'1")

Having under floor heating. Built-in wardrobe with oak panelled doors having hanging rail and shelves. Recessed spot lights. Sealed unit double glazed window in upvc frame to rear.

WELL APPOINTED SHOWER ROOM 2.20m x 1.66m (7'3" x 5'5")

Being part tiled and having a white suite comprising twin contemporary styled wash hand basins with chrome mixer taps over and a range of floated shelving and drawers beneath. Low level WC and wet room style walk-in style shower

cubicle with twin jet shower. Recessed spot lights. Electric extractor fan. Ceramic tiled floor covering. Sealed unit double glazed opaque window in upvc frame to rear.

OUTSIDE

Immediately to the front of the property is a well proportioned lawned foregarden with herbaceous border and adjacent tarmacadamed driveway which provides ample off street parking and access to the garage.

GARAGE 4.60m x 2.43m (15'1" x 8'0")

Having power and lighting. Electric insulated roller remote controlled garage door to front. Electricity consumer unit. Under floor heating manifolds. Wall mounted Baxi condensing combination boiler which provides domestic hot water and services the central heating system.

Immediately to the rear of the property is a low maintenance contemporary styled garden incorporating a decked patio and artificial lawn with raised flowering and herbaceous borders and timber framed play house with slide.

COUNCIL TAX BAND

Amber Valley Borough Council - Tax Band E

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed south along the A6 passing through Matlock Bath and in turn the traffic light junction at Cromford. Thereafter follow the A6 crossing over the River Derwent thereafter bearing left as signposted for Whatstandwell and Crich onto the B53035. Continue along this road passing through Whatstandwell Village until eventually reaching Crich. Upon reaching Crich proceed across the Market Place, continuing into Bowns Hills, follow this road continuing past the Memorial Stone Cross and immediately thereafter take the first turning on the right into Hill Crest where the property is shortly located on the right hand side.

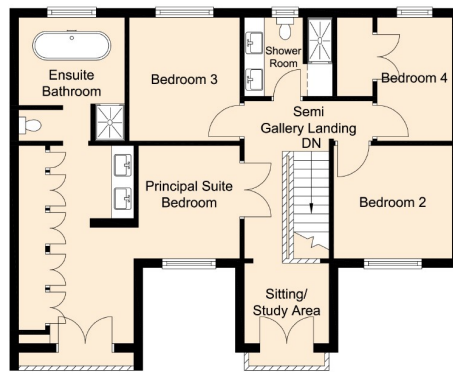
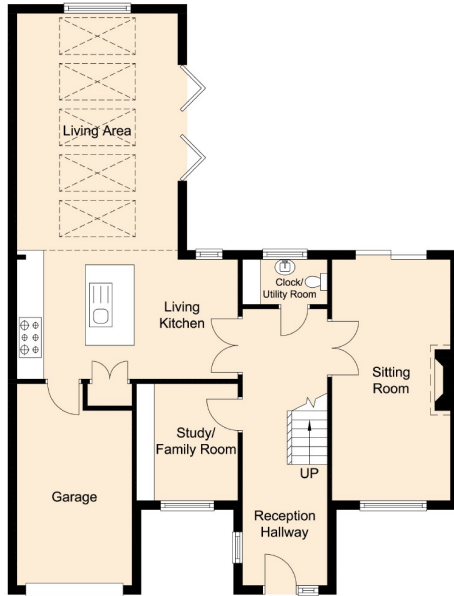
VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT 24.11.2020)



Ground Floor

First Floor



2 Hill Crest, Crich, DE4 5DH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



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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