



£270,000

St Michaels Close, Matlock DE4 5DN

Semi-Detached Bungalow | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Bungalow
- 2 Double Bedrooms & 1 Reception Room
- Modern Kitchen/Diner
- Large Driveway & Detached Garage
- Sought After Location
- Quiet Cul De Sac Position
- No Chain
- Ideal Downsize
- Viewing Advised
- COUNCIL TAX BAND C

## Property Description

Derbyshire Properties are pleased to present this charming property two-bedroom semi-detached bungalow situated in a quiet cul-de-sac within a sought-after residential area on the outskirts of Crich

## Main Particulars

Derbyshire Properties are pleased to present this charming two-bedroom semi-detached bungalow situated in a quiet cul-de-sac within a sought-after residential area on the outskirts of Crich. The property features two bedrooms, a bathroom, a spacious living/dining room, and a breakfast kitchen. Additionally, it boasts gardens to the front and rear, driveway parking, and a detached garage for convenience.

Noteworthy features of this property include double glazing, central heating, and a recently fitted kitchen and bathroom, adding to its overall appeal and value.

Living Room

Entrance Hall

1.05m x 4.47m (3' 5" x 14' 8") Entered via a double glazed door from the front elevation, wood floor covering, wall mounted radiator and storage cupboard.

Living Room

3.37m x 4.49m (11' 1" x 14' 9") With double glazed windows to the front and side elevations, wall mounted radiator and decorative coving to ceiling. The feature focal point of the room is an electric plasma style fire.

Kitchen/Diner

3.28m x 3.52m (10' 9" x 11' 7") This newly installed kitchen comprises of a range of base mounted matching units with modern work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and tiled splashback areas. Integrated appliances include electric oven, electric hob with stainless steel extractor canopy over. Space for fridge/freezer, under counter space and plumbing for washing machine, wall mounted radiator, tiled floor covering, double glazed window to the rear elevation, door to side elevation and space for dining table.

Bedroom 1

3.30m x 3.55m (10' 10" x 11' 8") With double glazed window to the front elevation, wall mounted radiator and TV aerial point.

Bedroom 2

2.67m x 2.92m (8' 9" x 9' 7") Double glazed window to the rear elevation and wall mounted radiator.

Bathroom

1.91m x 1.64m (6' 3" x 5' 5") Comprising of a three-piece white suite to include WC, pedestal wash hand basin and panelled bath with mains fed shower and attachment over with complementary glass shower screen. Part tiling to walls, wall mounted extractor fan, double glazed obscured window, wall mounted radiator and vinyl floor covering.

#### Outside

To the front elevation is a small garden which is mainly laid to lawn with flower borders and inset conifers. A paved double width path leads to the front elevation and a tarmac driveway is located to the side elevation providing parking for 3-4 vehicles. This leads to a detached garage with up and over door light and power. The rear garden is mainly laid to lawn with stocked flowerbeds and borders all enclosed by fencing and hedgerow boundaries.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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