



£325,000

The Common, Matlock DE4 5BJ

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Beautiful Semi Detached House
- 2 Double Bedrooms
- Spacious & Modern Accommodation Throughout
- Period Features
- Stunning Garden With Elevated Views
- Superb Kitchen/Dining Room
- Ideal First Time Buy Or Downsize
- Highly Regarded Village
- Viewing Absolutely Essential
- COUNCIL TAX BAND B

Property Description

An opportunity to require their superbly presented period semi-detached property located in the extremely high demand area of Crich.

Main Particulars

Derbyshire Properties are delighted to present this superbly presented period semi-detached property located in the highly regarded village of Crich. The property offers a spacious living accommodation and period features throughout and briefly comprises of :- entrance porch, entrance hall, living room, open-plan dining/kitchen, sunroom and cloakroom/utility. To the first floor a light and airy galleried landing provides access to 2 double bedrooms and a spacious well appointed bathroom. Externally the property offers a low maintenance pleasant front garden with seating space surrounded by walled boundaries. The superb rear garden offers a large lawn, raised decking Terrace and superb views. We recommend the property will ideally suit young families, couples and even those looking to downsize.

Entrance Porch

Entered via composite door from the side elevation, double glazed window to the front elevation, internal original door with stained glass provide access to :-

Entrance Hall

Accessed via the porch with solid wood floor covering, staircase to 1st floor landing with useful under stairs storage cupboard, decorative picture rail and coving. Internal doors lead to:-

Living Room

With large double glazed bay window to the front elevation, decorative coving to ceiling, TV point and wall mounted radiator. The focal point of the room is an open cast-iron fire with decorative surround, tiled backdrop and raised tiled hearth.

Kitchen/Dining Room

Kitchen area - with the continuation of the solid wood floor covering from the entrance hall. The kitchen comprises of a range of modern wall and base mounted 'shaker' units with flat edged worksurface incorporating a one and a half bowl sink drainer unit. Under cupboard lighting, induction hob with extractor canopy over, integrated double oven, fridge/freezer, dishwasher and double glazed window to the rear elevation.

Dining area -with solid wood floor covering, wall mounted radiator, TV point and decorative coving to ceiling. The focal point of the room is an inset cast iron log burning fire with Stone hearth and timber lintel over. Located in the chimney recesses are wood storage area's and attractive shelving. Internal door leads to:-

Sunroom

With tiled floor covering, UPVC construction with door to the side elevation and pitched roof. Wall mounted modern vertical radiator and internal door leading to:-

Cloakroom & Utility

With low-level WC, corner mounted wash hand basin, double glazed obscured window, tiled floor covering, wall mounted radiator, shelving and space and plumbing for both washing machine and dryer.

First Floor

Accessed via the main entrance hall is this light and airy galleried landing with double glazed window to the front elevation and ceiling mounted loft access point.

Bedroom 1

With double glazed window to the front elevation, wall mounted radiator and space for the bedroom furniture.

Bedroom 2

With double glazed window to the rear elevation providing beautiful elevated views across countryside, wall mounted radiator and fitted wardrobe that provides useful storage and hanging space.

Bathroom

Comprising of a modern three-piece suite to include WC, bespoke vanity unit and wood panelled bath with main fed shower and attachment over with complementary glass shower screen. Wall mounted chrome heated towel rail, wood floor covering, double glazed obscured window and cupboard housing gas combination boiler.

Outside

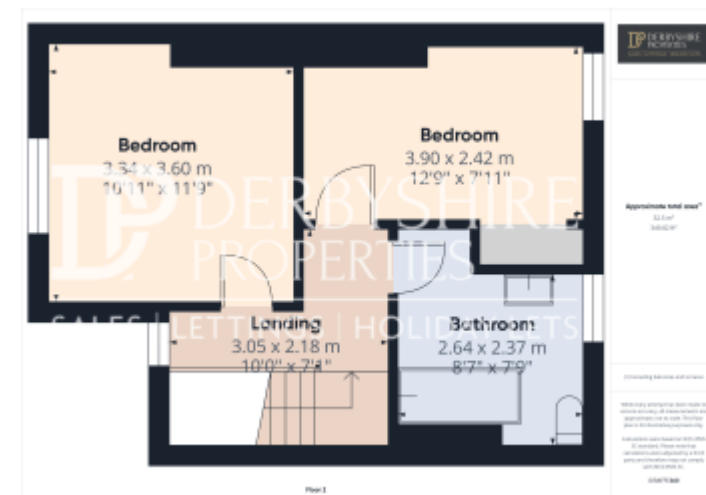
To the front aspect is a walled low maintenance garden with gated access to street and additional gated access to the side elevation. The delightful rear garden offers superb open views across rolling countryside.

There are two timber decking terraces with steps leading down to the rear garden. A lower level to the house is also located here and provides useful additional storage and has outside tap. The garden is mainly laid to lawn and enclosed by hedgerow and dry Stone walling. An additional patio area located at the bottom of the garden, flowerbeds and timber garden shed.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 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.
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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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