



£300,000

The Common, Matlock DE4 5BH

Cottage | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Detached Stone Cottage
- 3 Bedrooms
- Open Plan Lounge/Diner
- Large Living Room
- Close To Crich Market Place
- No Chain
- Ideal Downsize Or Holiday Let
- Viewing Absolutely Essential
- COUNCIL TAX BAND C

## Property Description

New to the market is this beautifully presented detached stone cottage located within a short walking distance of Crich marketplace.

## Main Particulars

Derbyshire Properties are delighted to present this beautifully presented detached stone cottage located within the very popular village of Crich. The village has a fantastic array of local amenities to include a great village pub, Bakers, butchers, Indian restaurant and beauty spa. The property is for sale with no upward chain and boasts charm and character throughout with a wealth of original features. We believe the property would ideally suit first time buyers and those looking to downsize or maybe even investors looking for a holiday let opportunity. An early internal inspection should be undertaken to avoid disappointment.

### Kitchen

4.01m x 2.47m (13' 2" x 8' 1") Entered via composite door from the front elevation, feature window, wall mounted radiator and porcelain tiles. The beautifully fitted bespoke kitchen comprises of a range of base mounted shaker units with solid wood work surfaces incorporating a Belfast sink with mixer tap and heritage tiled splashback's. Integrated electric oven, 5-ring gas hob, under cupboard lighting, spotlighting, under counter space and plumbing for washing machine, space for fridge/freezer and exposed beams to ceiling.

### Dining Area

2.53m x 3.76m (8' 4" x 12' 4") With the continuation of the porcelain tiles from the kitchen, wall mounted radiator, spotlighting to ceiling and double glazed window to the side elevation.

### Inner Hallway

With feature latched cottage style door, alcove, exposed beams and spotlights to ceiling, staircase to the 1st floor landing, wall mounted radiator and solid wood floor covering

### WC

With an encased WC, large vanity unit with inset sink, wood panelling to walls, extractor fan and spotlights to ceiling and wall mounted chrome heater towel rail.

### Large Living Room

3.73m x 7.47m (12' 3" x 24' 6") With the continuation of the solid floor covering from the hallway, exposed beams to ceiling, spotlighting, windows to the front elevation, hardwood door, wall mounted radiators and TV point. The feature focal point of the room is a cast-iron log burning fire set within a chimney breast with exposed stone surround and raised hearth.

### First Floor

### Landing

With double glazed window to the rear elevation, spotlights and loft access point to ceiling, large storage cupboard, wall mounted radiator, exposed beams and internal doors accessing all bedrooms and bathroom.

#### Bedroom 1

3.85m x 4.40m (12' 8" x 14' 5") With double glazed window to side elevation, wood floor covering, exposed beams to ceiling and a pitched roof with two Velux, skylights providing additional lighting.

#### Bedroom 2

3.73m x 3.58m (12' 3" x 11' 9") (Currently used as an office) with double glaze window, TV front elevation, wall mounted double radiator and fitted wardrobes.

#### Bedroom 3

3.73m x 3.23m (12' 3" x 10' 7") Double glazed window to the front elevation, wall mounted radiator, a range of fitted wardrobes, and useful storage cupboard.

#### Bathroom

2.85m x 2.84m (9' 4" x 9' 4") Comprising of a four piece suite to include WC, wall mounted wash hand basin, panelled bath with wall mounted taps and large shower enclosure with mains fed shower attachment over. Tiling walls, wood floor covering, wall mounted chrome heated towel rail, exposed beams and spotlights to ceiling and double glazed obscured window to the rear elevation.

#### Outside

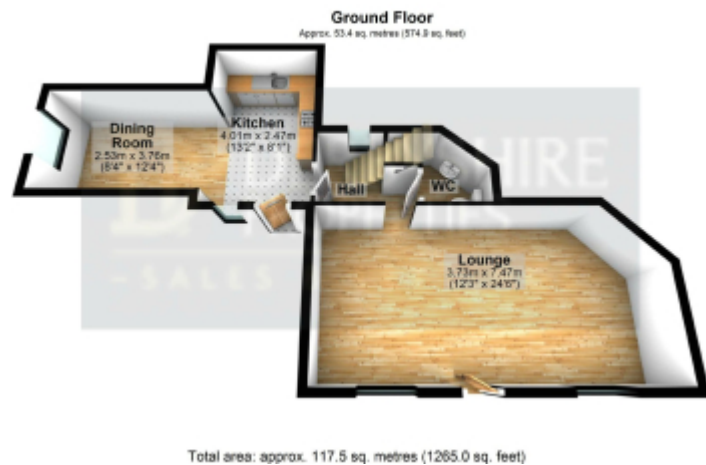
The property offers a front garden which is mainly laid to lawn with Stone paved patio area ideal for entertaining and stonewall boundaries to neighbouring properties.

#### 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.
- 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.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

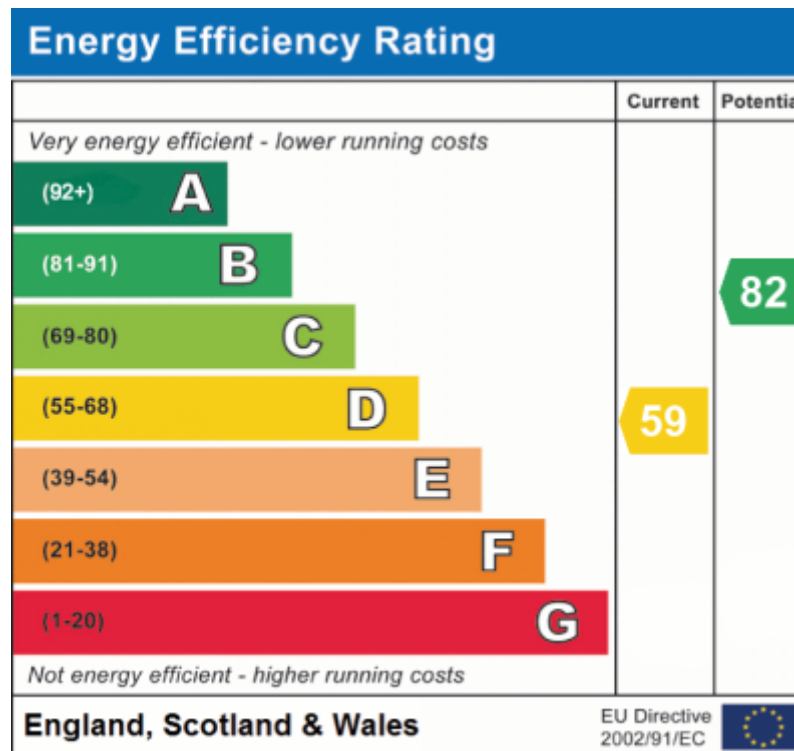






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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