



£280,000

The Common, Crich, Matlock DE4 5BH

Bungalow | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Detached Bungalow
- 2 Double Bedrooms
- Well Presented Throughout
- Beautiful Modern Shower Room
- Newly Fitted Kitchen
- Central Village Location
- On Street Parking
- Secluded Private Location
- Viewing An Absolute Must
- COUNCIL TAX BAND C

Property Description

Located in the extremely sought after village of Crich is this two double bedroom detached bungalow presented to a high standard throughout and would ideally suit first time buyers and those looking for a holiday let!

Main Particulars

Derbyshire Properties are delighted to present this two double bedroom detached bungalow located in the picturesque village of Crich. The current owners have completely renovated and modernised the property throughout and the accommodation briefly comprises of:- entrance hall, living room, kitchen, shower room, two double bedrooms and an inner hallway. We believe the property would ideally suit first time buyers looking to take their first steps onto the property ladder and investors looking for a holiday let.

Entrance Hallway

1.05m x 1.25m (3' 5" x 4' 1") Entered via a sealed unit double glazed door from the front elevation, wood floor covering, wall mounted radiator, decorative coving and loft access point to ceiling.

Living Room

3.81m x 2.31m (12' 6" x 7' 7") With double glazed window to the front aspect, wall mounted radiator, decorative coving and TV point.

Bedroom 1

3.32m x 3.51m (10' 11" x 11' 6") With double glazed window, wall mounted radiator, decorative coving and fitted double wardrobe with mirrored doors .

Bedroom 2

3.28m x 3.42m (10' 9" x 11' 3") With double glazed window, wall mounted radiator and decorative coving to ceiling.

Inner Hallway

3.81m x 0.95m (12' 6" x 3' 1") With the continuation of the floor covering from the hallway, additional radiator and internal doors leading into kitchen and shower room.

Kitchen

3.81m x 2.31m (12' 6" x 7' 7") Mainly comprising of a range of matching wall and base mounted units with flat edged work surfaces incorporating a sink drainer unit with mixer taps and attractive tiled splashback. Under counter space and plumbing for washing machine, integrated electric oven, electric induction hob, mirror tiled splashback and extractor canopy. Space for fridge/freezer, undercounter space for tumble dryer, under cupboard lighting, tiled floor covering and double glazed window and door to the rear elevation.

Shower Room

1.21m x 3.29m (4' 0" x 10' 10") This beautifully presented modern three-piece shower suite comprises of a WC, large vanity unit with inset sink and shower enclosure

with mains shower attachment with sliding glass complementary doors. Fully tiled floor and walls, extractor fan and spotlights to ceiling, double glazed obscured window, wall mounted chrome heated towel rails and linen storage cupboard housing the gas combination boiler.

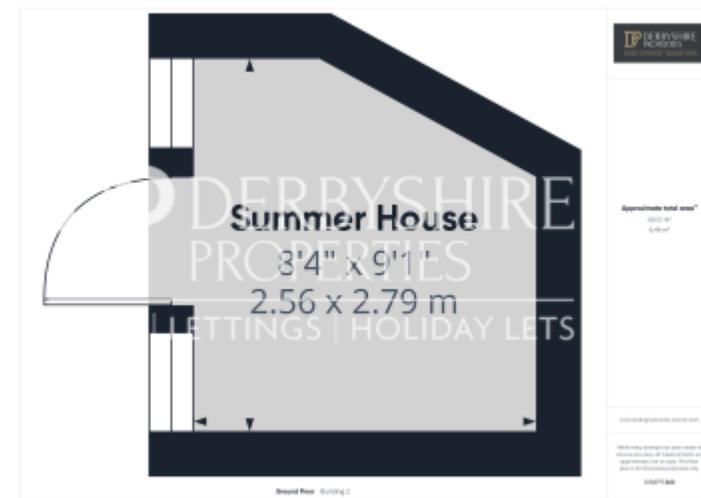
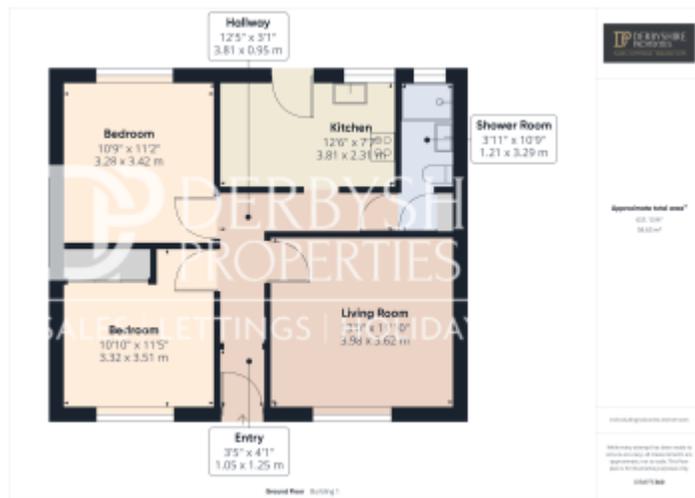
Outside

The very private gardens are located to the front and side elevations and offer high degrees of privacy from neighbouring properties. To the front elevation is a raised paved terrace housing timber summerhouse with light and power. An attractive balustrade divides the property from the garden and continues to the side elevation. The beautifully landscaped side garden offers a large decking terrace with timber balustrade and feature two tiered dry-stone wall looking out on to Sun lane (road located to the side elevation). The feature focal point of the garden is a stone wildlife pond and the rear elevation offers great storage space.

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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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