



£270,000

Chatsworth Avenue, Matlock DE4 5DY

Terraced House | 3 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Sought After Location
- Three Bedrooms
- Viewing an Absolute Must
- Off Road Parking
- Private Rear Garden
- Village Location and Close To Local Amenities
- Council Tax Band A
- Newly Renovated

## Property Description

An opportunity to acquire this recently renovated and spacious mid-terrace home, located in the highly regarded village of Crich.

## Main Particulars

Stunning Three bedrooomed mid-terrace with parking in the Sought-after village of Crich.

Offering well proportion rooms comprising of; entrance hall, lounge/dining room and kitchen/breakfast room all to the ground floor. And to the first floor there are three bedrooms and bathroom. The frontage to the property offers parking for 3-4 vehicles and a private rear garden that is ideal for families is located to the rear.

From Crich, you can easily explore the Peak District, cycle or walk along the High Peak Trail and Cromford Canal and take in the delights of The Chatsworth Estate. Good road communications lead to the bustling market towns of Matlock, Bakewell, Belper, Ashbourne, Alfreton and Chesterfield. The cities of Sheffield, Derby and Nottingham are all readily accessible via the A38 / M1 corridor.

### Entrance Hall

Entered via a uPVC double-glazed door with obscured glass insert from the front elevation, this light and airy entrance hallway features an attractive floor covering, wall-mounted double radiator, carpeted staircase leading to the first-floor landing and internal doors providing access to both the lounge and kitchen.

### Lounge

With continuation of the LVT floor covering from the entrance hallway, this well-proportioned lounge benefits from double-glazed windows to both the front and rear elevations, TV point and wall-mounted radiators. The focal point of the room is a cast-iron multi fuel stove set within a chimney breast with a raised slate hearth.

### Kitchen/Breakfast Room

This beautifully presented kitchen comprises a range of wall and base-mounted matching units with laminate work surfaces incorporating a single stainless-steel sink and drainer with mixer tap and complementary tiled splashbacks. Integrated appliances include a dishwasher and fridge/freezer. Space for a freestanding stainless-steel gas range cooker with extractor canopy over. Additional features include a useful breakfast bar with seating space, space for a dining table, TV point, wall-mounted radiator, chrome heated towel rail, double-glazed windows to the front and rear elevations and a double-glazed door providing access to the rear garden..

### First Floor

#### Landing

Accessed from the entrance hallway, with ceiling-mounted loft access point, double-glazed obscured window to the rear elevation and internal doors leading to all bedrooms and the bathroom.

#### Bedroom One

With double-glazed window to the front elevation, wall-mounted radiator, TV point and decorative coving.

#### Bedroom Two

With double-glazed window to the front elevation, wall-mounted radiator and large storage cupboards.

#### Bedroom Three

With double-glazed window to the rear elevation and wall-mounted radiator.

#### Bathroom

This beautifully fitted modern shower room comprises an encased WC with attached vanity unit and inset sink with tiled splashback. A large shower enclosure houses a mains-fed shower with attachment and complementary glass screen. Additional features include part-tiled walls, chrome heated towel rail, tiled floor covering, ceiling-mounted extractor fan, wall-mounted electric shaver point and a double-glazed obscured window.

#### Outside

To the front elevation is a large driveway providing off-road parking for several vehicles. The enclosed rear garden is mainly laid to lawn with a raised decking area, paved pathways and well-stocked flowerbeds and borders, all enclosed by fencing and hedged boundaries. Attached to the main building are outbuildings, one with a WC and the others are used for storage.

#### Attic space

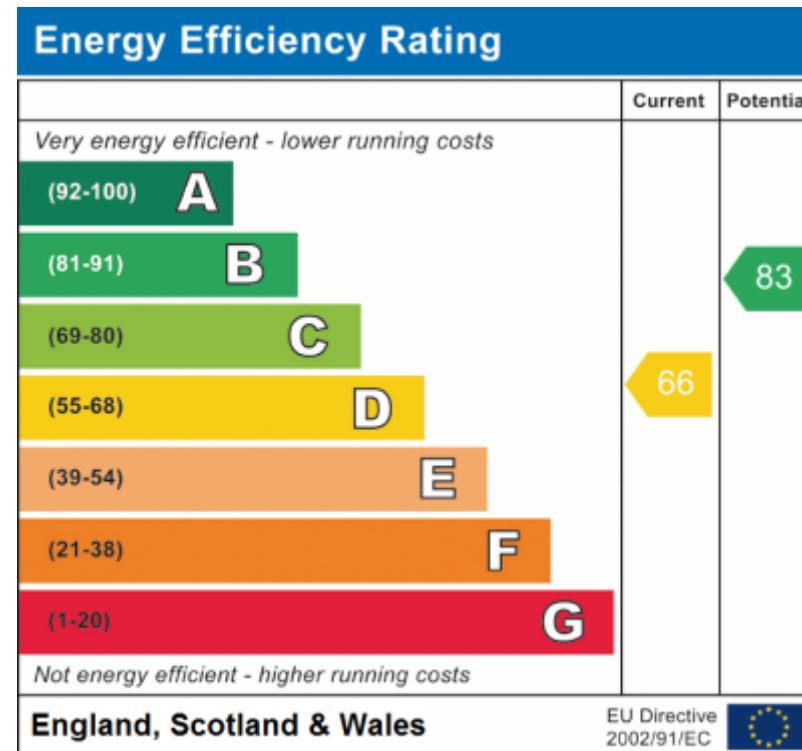
Useful attic space which is Fully boarded with 2 Dorma style windows ,

#### 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.







Telephone: 01773 820983

**DP** DERBYSHIRE  
PROPERTIES  
= RAPIDLY LETTING =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)