



£895,000

The Common, Matlock DE4 5BJ

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- No Upward Chain
- 4 Bed Detached home
- Large Garage and Driveway Parking
- Three reception rooms
- Generous Plot with countryside views
- 4 Double Bedrooms
- Recently Refitted and remodelled Kitchen
- Lounge With Log Burner
- En Suite to Master Bedroom
- Outside Pod used as a Bar/games room
- Desirable Village Location

## Property Description

An opportunity to purchase this truly stunning residence located in much highly regarded village of Crich, offered for sale with no upward chain. The property is a hidden Gem and offers beautiful bespoke rooms with a square footage of circa 2600sq ft. Viewing is essential!

## Main Particulars

An immaculately presented individual stone-built residence presented to the finest of finishes offering circa 2600sq ft of family accommodation, offered for sale with no upward chain. Occupying a generous plot with a large detached garage and private landscaped gardens. This family home offers superb accommodation comprising: Reception hallway leading to a magnificent lounge with log burner, study, spacious living dining kitchen which is comprehensively appointed with integrated appliances, cosy sitting room off the kitchen with log burner, separate utility room, WC and cloakroom. To the first floor an impressive galleried landing leads to four generous double bedrooms (master with en suite shower room) and a four piece luxury bathroom. All tastefully decorated and stylishly appointed using only the highest quality fittings include period style radiators, stone mullion windows with character cast iron double glazed units and stone sills. The property sits discreetly behind a drystone wall with established hedging, occupying a generous yet secure plot with mature landscaped gardens enjoying countryside views and a degree of privacy. This is a truly lovely family home offering light and spacious characterful accommodation, located in the heart of Crich village close to all local amenities just a short walk away.

### Reception Hall

7' 10" x 20' 9" (2.39m x 6.32m) Located at the side elevation is this spacious, light and airy entrance hallway with solid wood floor covering, staircase to 1st floor landing, wall mounted period style radiator and decorative wall lighting.

### Living Room

17' 11" x 16' 0" (5.46m x 4.88m) With original windows to the front and side elevations offering distant views over countryside. A beautiful and bespoke full width window seat, TV point, exposed beams to ceiling, and decorative wall lighting. The feature focal point of the room is a stone fireplace with inset cast-iron log burner positioned on a raised tiled hearth.

### Snug/Study

11' 9" x 12' 0" (3.58m x 3.66m) With original windows to the front and side elevations, wall mounted period style radiator, spotlighting to ceiling. The feature focal point of the room is a modern log burning fire with granite surround and tiled backdrop.

### Cloakroom/WC

5' 9" x 7' 0" (1.75m x 2.13m) This spacious cloakroom houses a WC, large vanity unit with tiled splashback, solid wood floor covering, period style radiator, a range of floor to ceiling storage cupboards and original window to side elevation with exposed windowsill.

### Sitting Room

9' 8" x 15' 9" (2.95m x 4.80m) Located off the kitchen and potentially used as a dining room. Is this wonderful reception room that benefits from original window to side elevation and French doors leading out onto a superb garden terrace. Solid wood floor covering, decorative wall lighting, period style radiator and TV point. The focal point of the room is another cast iron log burner with exposed stone lintel, brick surround and raised stone hearth.

### Stunning Open Plan Living Kitchen

19' 0" x 21' 9" (5.79m x 6.63m) This recently refitted and remodelled kitchen creates a wonderful social space for all the family with a range of contrasting wall and base mounted units, granite work surface incorporating moulded sink with period style hot and cold water taps. The kitchen incorporates new appliances including NEFF double electric oven, plate warmer, induction hob with pull-out extractor canopy and wine cooler. Space and plumbing for American style fridge freezer, exposed beams to ceiling, spotlighting, porcelain tiled floor covering with underfloor heating and original windows to the rear and side elevations. The focal point to the kitchen is a superb breakfast island with seating space, storage and bespoke sink with feature hot water tap. The dining area provides space for large dining table, period style radiator and hardwood door to the rear elevation.

### Utility Room

12' 2" x 5' 3" (3.71m x 1.60m) This great addition to the kitchen comprises of range of wall and base mounted shaker units with flat edged worksurface incorporating a one and a half bowl stainless steel sink with feature mixer tap. Undercounter space and plumbing for washing machine and tumble dryer, storage alcove, porcelain tiled floor, windows to the front and side elevations, spotlighting and meter storage cupboard.

### First Floor

#### Galleried Landing

7' 9" x 20' 11" (2.36m x 6.38m) This spacious light gallery landing allows for access to all bedrooms and bathroom with original window to the side elevation with exposed timber lintel and period style radiator.

#### Master Suite

12' 9" x 21' 9" (3.89m x 6.63m) Located to the rear of the property with two original windows, wall out of period radiators and a range of fitted bedroom furniture to include wardrobes, chest of drawers, dressing table and bedside tables all providing storage and hanging space. Internal door then leads to:-

#### En-Suite Wet Room

8' 1" x 6' 2" (2.46m x 1.88m) This sizeable en-suite comprises of an encased WC with wall mounted push flush, large vanity unit with inset sink with waterfall tap and spacious walk-in wet room shower with mains fed shower attachment over and complementary glass shower screen. Tiling to walls, obscured window to side elevation, tiled floor covering and wall mounted heated towel rail.

#### Bedroom 2

17' 10" x 16' 0" (5.44m x 4.88m) Original window with exposed timber lintel to the front elevation providing elevated views over countryside, wall mounted period style radiator, TV point, spotlights, in-built modern wardrobes with sliding frontage. The focal point of the room is a cast-iron feature fireplace.

#### Bedroom 3

11' 10" x 11' 10" (3.61m x 3.61m) Original window with exposed timber to the side elevation, period style radiator and range of fitted wardrobes providing ample storage and hanging space.

#### Bedroom 4

9' 10" x 5' 9" (3.00m x 1.75m) Original window with exposed timber to the rear elevation and wall mounted radiator.

## Family Bathroom

7' 8" x 6' 11" (2.34m x 2.11m) 5' 10" x 11' 3" (1.78m x 3.43m) Entered via the landing into this two part bathroom suite. The first part has a large linen storage cupboard with matching vanity unit with inset sink and tiled splashback. Old-fashioned WC with pull-chain, period style radiator, part wall tiling, original window with exposed timber lintel and spotlights to ceiling. The second part of the bathroom houses a beautiful roll-top bath with attached shower attachment, tiled splashback and floor covering with under floor heating. A large shower enclosure with main fed shower attachment over, wall tiling radiator and obscured window to the front elevation.

## Outside

Externally, the property is positioned on a large, secluded plot offering high degrees of privacy from neighbouring properties and the road.

The property is approached via electric oak gates onto a cobbled driveway that provides parking for numerous vehicles and gives access to a larger than average stone garage with light, power and electric door. There is an electric car charging point, external lighting, garden shed and extremely mature planted boundaries provide high levels of privacy from neighbouring properties.

The front garden is mainly laid to lawn with high hedge row again creating privacy from the road and neighbouring properties. Central to this there is a gated access to the street with gravelled pathway leading to the front aspect. There are numerous flowerbeds and borders, hedgerow and wisteria planting. To the side elevation is a block paved pathway that provides access to a another area of lawn with hedge boundaries and mature tree, this continues and creates a outside seating area with stocked flowerbeds and a pleasant outlook.

The superb rear garden offers two large entertaining paved terraces with attractive stonewalling that provides access to the primary garden which is laid to lawn with mature trees and hedgerow boundaries. Additional external lighting, tap and garage access can also be found. The focal point of the garden is a newly created outside pod positioned on a timber decking with bifold doors, and is currently used as a home bar. The outside pod is fully insulated, light and power and as a variety of uses from home office, studio games room.

## Disclaimer

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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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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            | 69  |
| (55-68) <b>D</b>                                   | 57                         |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |  |

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