

118 Crich Lane, BELPER, Derbyshire. DE56 1EU

£625,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this appealing four bedroom detached residence with accommodation comprising: large entrance hall, fitted guest cloakroom, utility room, stunning open plan L-shaped living space comprising kitchen/dining area/snug with French doors to rear garden/terrace and two further reception rooms to front. The first floor semi-galleried landing leads to master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms and bathroom.

Outside the property is set back behind a mature, well established fore-garden with adjacent double width driveway providing access to a detached garage. To the rear of the property is a completely private garden featuring lawn, mature borders and terrace/patio.

FEATURES

- Spacious Detached Family Home
- 4 Double Bedrooms + 2 En-Suites
- Stunning Open Plan Living Kitchen
- 3 Reception Rooms
- Highly Regarded Location, On The Edge Of Belper
- Elevated Position Opposite Woodland
- Double Width Driveway & Garage
- Extensive & Versatile Accommodation
- View Absolutely Essential!
- COUNCIL TAX BAND E



ROOM DESCRIPTIONS

Reception Hall

2.55m x 7.70m (8' 4" x 25' 3") Panelled oak entrance door with leaded inset provides access to the most impressive entrance hall which runs the full depth of the property with feature semi-galleried landing, staircase to first floor, panelled door to useful under-stairs storage cupboard, central heating radiator, recessed ceiling spotlighting and access to guest cloakroom.

Cloakroom/WC

1.96m x 1.38m (6' 5" x 4' 6") With central heating radiator, integral door to garage and further panelled door to fitted guest cloakroom with a white suite comprising low flush WC, pedestal wash hand basin with tiled surround, central heating radiator and double glazed window to side.

Utility

2.82m x 2.24m (9' 3" x 7' 4") With matching L-shaped granite worktops with matching upstands, inset ceramic sink unit with mixer tap, fitted base cupboards, appliance space suitable for washing machine and tumble dryer, further panelled door to storage cupboard, central heating radiator and double glazed window to rear.

Open Plan Living Kitchen

6.70m x 6.21m (22' 0" x 20' 4")

Kitchen Area

With an extensive range of granite preparation surfaces with matching upstands, inset ceramic sink unit with mixer tap, fitted base cupboards including wine storage, complementary wall mounted cupboards, appliance space suitable for large Rangemaster gas cooker and fridge/freezer, recessed ceiling spotlighting, double glazed window, door to rear, further appliance space for American style fridge freezer and panelled door to utility room.

Dining Area/Snug

4.90m x 3.23m (16' 1" x 10' 7") Sitting off the open plan dining kitchen featuring two central heating radiators, wall hung living flame gas fire and double glazed window with matching French doors to a pleasant private terrace.

Sitting Room

3.10m x 3.20m (10' 2" x 10' 6") A further panelled door from the hallway gives access to the sitting room with feature double glazed bow bay window to front, integrated living flame fireplace, central heating radiator and further panelled door to snug.

Living Room

4.63m x 3.66m (15' 2" x 12' 0") A further panelled door from the hallway gives access to the sitting room with feature double glazed bow bay window to front, integrated living flame fireplace, central heating radiator and further panelled door to sitting.

First Floor

Landing

4.65m x 2.05m (15' 3" x 6' 9") With feature semi-galleried balustrade, central heating radiator, recessed ceiling spotlighting, double glazed Velux window to rear and panelled doors to:

Master Suite

5.68m x 4.73m (18' 8" x 15' 6") With central heating radiator, small storage cupboard, double glazed window to front offering pleasant views over neighbouring wood and panelled door to en-suite shower room.

En-Suite

2.24m x 1.46m (7' 4" x 4' 9") Partly tiled with a white suite comprising low flush WC, pedestal wash hand basin, shower cubicle with integrated shower, chrome towel radiator, recessed ceiling spotlighting and roof light.

Bedroom 2

3.49m x 4.43m (11' 5" x 14' 6") With central heating radiator, storage space into eaves, double glazed window to rear with far-reaching views in the distance and panelled door to en-suite shower room.

En-Suite

1.51m x 2.27m (4' 11" x 7' 5") Partly tiled with a white suite comprising low flush WC, vanity unit with wash hand basin and cupboard beneath, shower cubicle with integrated shower, chrome towel radiator and double glazed Velux window to side.

Bedroom 3

3.69m x 4.43m (12' 1" x 14' 6") With central heating radiator, storage space into eaves and double glazed window to rear.

Bedroom 4

3.57m x 4.11m (11' 9" x 13' 6") With central heating radiator, built-in wardrobe and double glazed window to front.

Family Bathroom

Well appointed with a white suite comprising low flush WC, pedestal wash handbasin with tiled surround, bath with integrated shower, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.

Outside

The property occupies a fabulous position towards the top end of Crich Lane and is set back behind a mature fore-garden featuring lawn, well stocked borders, hedging and attractive stone wall. Adjacent to this is a double width block paved driveway which gives access to the detached garage. To the rear of the property is a completely secluded, well established garden bound by timber fencing and hedging featuring lawn, pathway to patio and fabulous terrace located off the sitting room with a mature backdrop of neighbouring gardens and trees.

Garage

3.44m x 5.44m (11' 3" x 17' 10")

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.



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