

Chadwick Nick Lane, Crich, Matlock, Derbyshire. DE4 5BY

£750,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this detached character property positioned within a generous wraparound plot of approximately an acre\* with beautiful uninterrupted views of the surrounding countryside. Being sold with no upward chain the property offers huge potential and is a true rarity to the market and interest is expected to be high.

In need of modernisation and improvement but with unlimited potential makes this a very attractive buy for the discerning purchaser. Offering three bedrooms, bathroom and en-suite to the first floor and a spacious living room, kitchen, dining room, WC to the ground floor with great scope for further renovations meaning that could be renovated back to its former glory.

Outside, the garden offers some beautiful views over the Derbyshire rolling countryside and has a generous plot, providing ample off road parking and benefiting from a stone built outbuilding.

An early viewing at our VIEWING EVENT ON FRIDAY 19TH APRIL is strongly recommended to avoid missing out.

## FEATURES

- VIEWING EVENT - FRIDAY 19TH APRIL - CALL US TO BOOK YOUR APPOINTMENT
- Detached Character Property
- No Upward Chain
- Rare Opportunity To Purchase
- Stunning Acre Plot \*
- Three Bedrooms, Master with En-Suite
- Sought After Rural Location
- Countryside views
- Potential For Further Development (subject to necessary consents)
- Council Tax Band G



# ROOM DESCRIPTIONS

## The Property

The property has a wealth of character features and has great potential to be renovated back to its former glory. You enter the property into the entrance hallway with original parquet flooring and doors leading to the reception rooms. There is a spacious, light living room with feature open-fireplace with stone surround and doors leading out to the rear garden, fitted kitchen, WC which also provides a utility area and a dual aspect dining room to the ground floor. To the first floor there are three bedrooms, the master bedroom having an en-suite bathroom and main bathroom with separate WC.

## Outside

Externally the property has a wraparound plot, which is mostly laid to lawn with mature trees, with open fields to the rear, a driveway providing ample off-road parking and a former grass tennis court. There is a detached stone built outbuilding, providing useful storage and a paved patio, this provides the perfect spot in which to sit and enjoy the outlook of the far reaching countryside views.

## Location

Located within close proximity to the village of Crich, Crich itself is a pretty Derbyshire Village on the edge of the Derbyshire Dales and has local Village amenities, to include Post Office, Village Store, Pharmacy, Public Houses, GP Surgery and noted Primary Schools.

On the edge of the Derbyshire Dales, the village sits high in the rolling Derbyshire hills and is within easy access to the market towns of Belper, Matlock and Bakewell. Crich is approximately 14 miles north of Derby and has useful road and rail links close by which provides the gateway to the stunning Peak District, A610, A38 & M1 meaning Sheffield and Nottingham are within a reasonable commute and a direct trainline to both Matlock and Derby.

The nearby Derbyshire countryside provides delightful scenery and country walks.

## Entrance

1.39m x 1.2m (4' 7" x 3' 11")

## WC/Utility

2.1m x 1.63m (6' 11" x 5' 4")

## Hallway

3.94m x 1.15m (12' 11" x 3' 9")

## Living Room

## Kitchen

4.13m x 3.05m (13' 7" x 10' 0")

## Dining Room

4.19m x 3.80m (13' 9" x 12' 6")

## Landing

## Bedroom

6.10m x 3.64m (20' 0" x 11' 11")

## En Suite

3.05m x 1.87m (10' 0" x 6' 2")

## Bedroom

4.24m x 3.83m (13' 11" x 12' 7")

## Bedroom

4.24m x 3.08m (13' 11" x 10' 1")

## Bathroom

2.93m x 1.89m (9' 7" x 6' 2")

## Additional Information

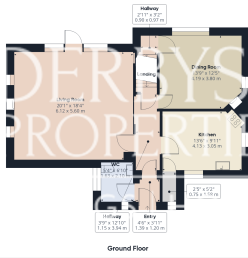
\* the plot size has not been verified

## 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.



# FLOORPLAN

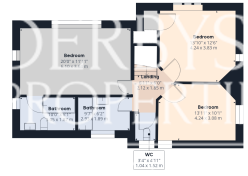


Approximate total area<sup>8</sup>  
1580.76 sq ft  
146.86 m<sup>2</sup>

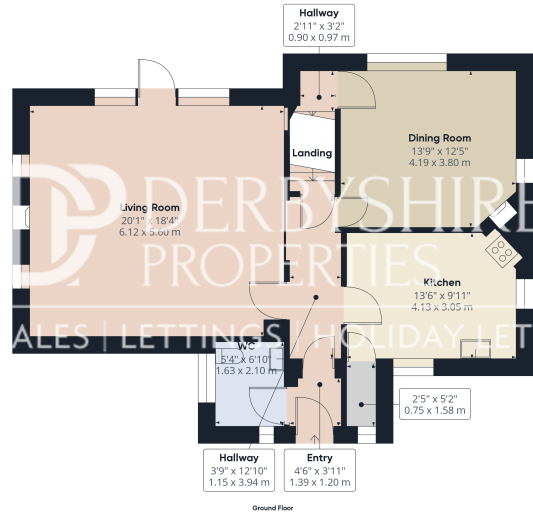
(1) Including balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and exclude the floor plan is for illustrative purposes only.

OS4976300



Floor 1



Approximate total area<sup>8</sup>  
845.82 sq ft  
78.58 m<sup>2</sup>

(1) Including balconies and terraces

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