

FOR  
SALE



**Cobblers Cottage, Roes Lane, Crich, Matlock, Derbyshire DE4 5DH**

**£259,995 - Freehold**

129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk



J28 Sales & Lettings

## PROPERTY SUMMARY

J28 Sales & Lettings are excited to welcome to the market this charming two-bedroom semi-detached cottage located in the picturesque village of Crich, locally known as the gateway to the Peak District. Fully refurbished and ready to move in. Perfectly suited for first-time buyers, small families, or those looking to downsize. Upon entering the property, you are welcomed into the spacious hallway which leads to the lounge and dining room. Both rooms provide natural lighting to create an airy and inviting atmosphere perfect for relaxation or entertaining guests. The kitchen is thoughtfully designed with ample work surfaces and cabinetry, providing a practical and efficient space for cooking and meal preparation. Upstairs, you will find two well-proportioned bedrooms both of which provide enough space to accommodate a double bed and additional bedroom furniture. Completing the first floor is a modern family bathroom

## POINTS OF INTEREST

- Beautiful Countryside Location
- Semi-Detached Cottage
- Two Double Bedrooms
- Two Reception Rooms
- New Kitchen & Bathroom



## ROOM DESCRIPTIONS

### Hallway

Accessed from the front elevation via a uPVC door having obscure glass panel. Cushioned vinyl flooring, spotlights to ceiling, radiator, uPVC window to front elevation and stairs to first floor landing.

Doors leading to lounge and dining room.

### Lounge

Carpet flooring, radiator, spotlights to ceiling, twin decorative wall lights and double glazed uPVC window to rear elevation. Exposed painted beams, dual bay style windows to front elevation with character wooden frames and secondary glazing. Benefitting from a feature stone wall and tiled fireplace with log burner.

### Dining Room

Carpet flooring, radiator, spotlights to ceiling, exposed painted beams and twin double glazed uPVC windows to front elevation. Featuring an exposed stone wall and door leading to kitchen.

### Kitchen

Newly fitted kitchen with modern wall and base units incorporating square edge wooden sealed work surfaces incorporating a stainless steel sink/drainage having mixer tap. Ceramic tiled flooring, exposed painted beams, spotlights to ceiling, white vertical radiator, double glazed uPVC windows to rear and side elevation. Integrated appliances include fan assisted electric oven with a four ring electric hob and extractor fan over. Doors leading to walk-in larder and the sunroom.

### Larder

Ceramic tiled flooring, window to side elevation, ceiling light and benefitting for the original cold stone.

### Sun Room

Part glazed with polycarbonate roof and uPVC windows to rear and side elevation. Having cushioned tiled flooring, electric wall heater and uPVC door leading to the courtyard.

### Stairs & Landing

Carpet flooring, spotlights to ceiling, radiator and access to loft. Double glazed uPVC window to front elevation and doors leading to all upstairs rooms.

### Bedroom One

Carpet flooring, radiator, spotlights to ceiling and twin wall lights. Double glazed uPVC window to front elevation and access to loft.

### Bedroom Two

Carpet flooring, radiator, spotlights to ceiling, twin wall lights and double glazed uPVC window to front elevation.

### Bathroom

Fitted with a white three piece suite comprising a low flush WC, hand wash basin that is housed in a vanity unit and panel bath with glass screen having mains fed shower over. Cushioned vinyl flooring, spotlights to ceiling, radiator, extractor fan and obscure double glazed uPVC window to front elevation. Benefitting from aqua boarding to all walls.

### Outside

Accessed via the sun room, low maintenance and fully enclosed.

## MATERIAL INFORMATION

**Council Tax:** Band C

**Council Tax:** Rate £2,134.15

**Parking Types:** None.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Not suitable for wheelchair users.

### Mobile Signal

4G excellent data and voice

### Construction Type

Floor: Solid, no insulation (assumed) Roof: Pitched, 200 mm loft insulation Walls: Sandstone or limestone, as built, no insulation (assumed) insulation installed to the rear and side exterior wall from the inside Windows: Mostly double glazing Lighting: LED lighting in 100% of fixed outlets

**EPC Rating:** D (57)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** Yes

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



