

Coalburn Crescent, Crich, Crich , Matlock, Derbyshire. DE4 5QB

£450,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautifully presented executive 4 bedroom detached home 'Salcombe House Type 0' located in a quiet residential area close to lovely countryside walks and pleasant outlook. The property offers a wealth of spacious living accommodation and is decorated to a 'Show Home' standard and briefly comprises of entrance hall, dining room (currently used as a gym), lounge (with feature bay window), stunning open plan living/kitchen, utility room and downstairs WC. On the first floor there are four bedrooms with the master bedroom having an En-suite shower room & dressing area and additional family bathroom. Outside the property offers a double width driveway/detached double garage (with electric car charging point) and beautifully landscaped low maintenance front & rear gardens. We recommend the property would ideally suit families looking for spacious living accommodation in a family orientated area\*\*\*

## FEATURES

- Executive Detached Home
- 4 Bedrooms, 2 Reception Rooms
- Beautiful Open Plan Living/Kitchen
- Utility Room Plus Cloakroom/WC
- Large Corner Plot Position
- Double Driveway And Double Garage
- Professionally Landscaped Gardens
- Stunning 'Show Home Standard' Presentation Throughout
- Sought After Village Location
- COUNCIL TAX BAND F



# ROOM DESCRIPTIONS

## Reception Hall

1.93m x 3.68m (6' 4" x 12' 1") Entered via a double glazed door from the front elevation, wall mounted radiator, staircase to 1st floor landing with under stairs storage cupboard. Internal doors allow for access into the dining room, kitchen and feature double opening doors accessing the main lounge.

## Dining Room (Currently Used As A Gym)

2.72m x 3.70m (8' 11" x 12' 2") Located to the front elevation with double glazed window and wall mounted radiator.

## Lounge

3.99m x 4.58m (13' 1" x 15' 0") There are double glazed windows to the front and side elevations with additional feature bay window. Wall mounted radiators, TV point and double internal doors with glass inserts accessing the main entrance hallway.

## Beautiful Open Plan Living Kitchen

6.80m x 3.23m (22' 4" x 10' 7")

## Kitchen Area

Beautifully appointed modern kitchen comprises of a range of modern wall and base mounted soft close cupboards and incorporates a 1 1/2 bowl stainless steel sink drainer unit with mixer taps and complimentary splashback tiling. Integrated five ring gas hob with floating extractor canopy over, integrated dishwasher, double oven, fridge, freezer, tiled floor covering, spotlights to ceiling and double glazed window to the rear elevation overlooking the rear garden.

## Dining Area

With a continuation of the tiled floor covering from the kitchen, wall mounted TV point, wall mounted radiators and spotlighting to ceiling. The feature focal point of the room are double glazed 'French doors' with adjoining side panels with access to the rear garden.

## Utility Room

1.86m x 2.19m (6' 1" x 7' 2") Accessed from the kitchen with full length countertop with plumbing and space for washing machine and dryer, spotlighting to ceiling, double glazed sealed unit door leading to the rear garden, wall mounted radiator, tiled floor covering and internal door leading to the downstairs WC.

## Cloakroom/WC

1.81m x 0.91m (5' 11" x 3' 0") With a double glazed obscured window to the side elevation, low-level WC, wall mounted modern wash hand basin, part tiled walls and tiled floor covering.

## Galleried Landing

1.96m x 4.86m (6' 5" x 15' 11") Accessed from the main entrance hallway with double glazed window to the front elevation overlooking countryside views. Wall mounted radiator and ceiling mounted loft access point.

## Master Bedroom Suite

With double glazed window to the front elevation, wall mounted radiator, TV point and a range of inbuilt fitted wardrobes providing ample storage and hanging space located within a dressing area, internal door leads through to the en-suite.

## En-Suite

1.72m x 2.34m (5' 8" x 7' 8") This modern three-piece shower suite contains WC, pedestal wash hand basin and double shower cubicle with mains fed shower and attachment over and glass complimentary sliding door. Wall mounted radiator, part wall tiling, wood effect vinyl floor covering, double glazed obscured window, wall mounted extractor fan, and LED spotlights to ceiling.

## Bedroom 2

2.74m x 3.41m (9' 0" x 11' 2") With double glazed window to the rear elevation, wall mounted radiator and space for bedroom furniture.

## Bedroom 3

(Currently Used as an office) 2.76m x 3.57m (9' 1" x 11' 9") With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

## Bedroom 4

(Currently Used As An Office) 2.81m x 2.67m (9' 3" x 8' 9") Double glazed window to the rear elevation and wall mounted radiator.

## Family Bathroom

1.72m x 2.34m (5' 8" x 7' 8") Beautifully fitted four piece bathroom suite comprises of WC, pedestal wash hand basin and bath with corner mounted mixer taps. A separate stand in shower cubicle with mains fed shower and attachment over and sliding frontage doors. Wall mounted radiator, part wall tiling, wood effect vinyl floor covering, LED spotlights to ceiling, wall mounted extractor fan and double glazed obscure window to the side elevation.

## Outside

Front Garden - This larger than average front landscaped garden is presented to a high standard with central paved pathway that divides two areas of lawn with a number of stocked flowerbeds and borders.

Rear Garden - The rear garden has been professionally designed and is presented to a very high standard with a private paved patio area and large decking entertaining terrace, raised sleeper stocked flowerbeds and borders, gravelled seating area housing a hot tub. Wall & timber fenced boundaries provide high levels of privacy from neighbouring properties, outside tap, security light, trellising and side timber entry accesses the side driveway/double garage.

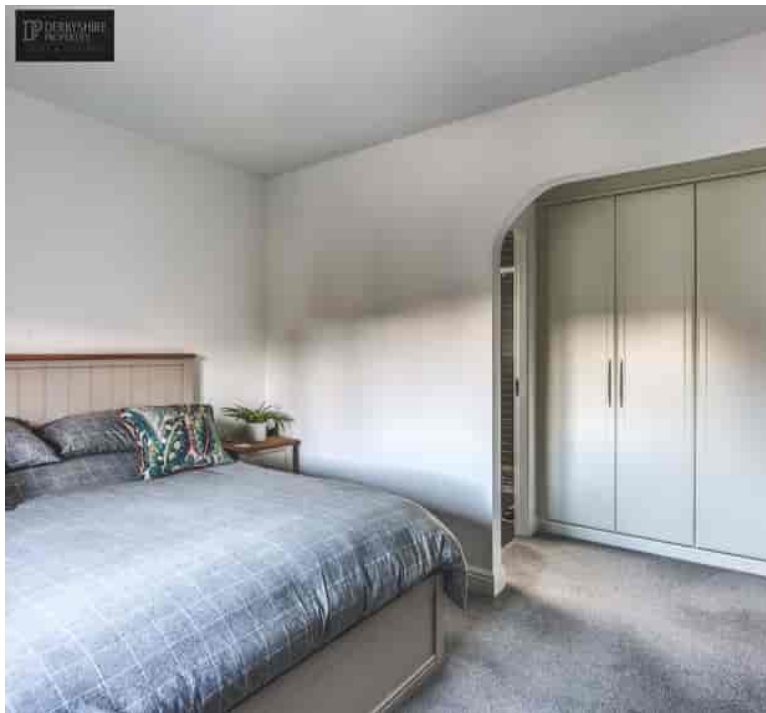
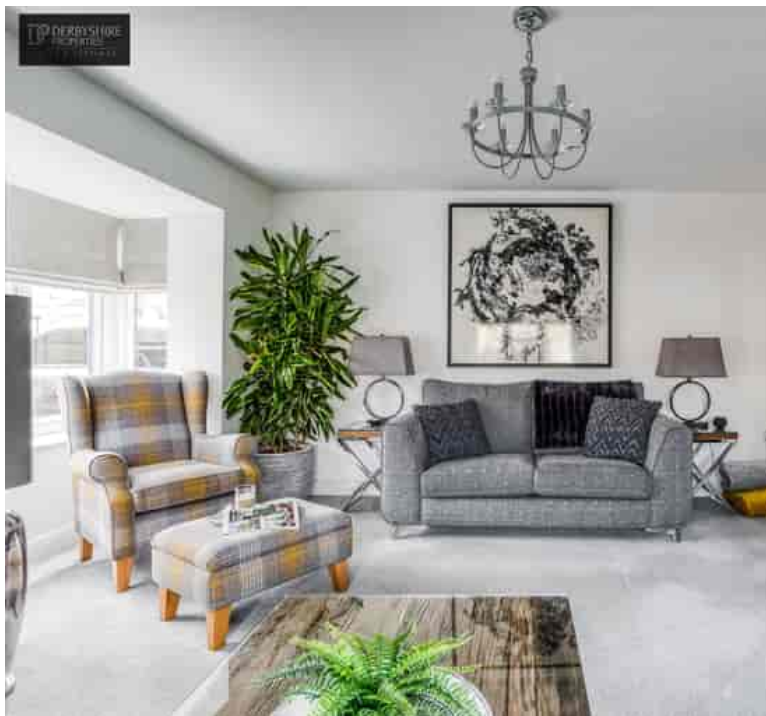
## Driveway & Detached Double Garage

The double width 'Blocked Paved' driveway to the side elevation provides easy parking for 4 vehicles and gives access to a detached double garage with electric 'up & over' doors. Wall mounted electric car charging point, stocked flowerbeds and external lighting.

## 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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