

Cromford Road, Crich, Matlock, Derbyshire. DE4 5DJ

£185,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to introduce for sale this charming Stone built one bedroom cottage located in the highly regarded village of Crich. The property is offered with no upward chain and offers beautifully presented rooms with original cottage features. The layout comprises of a living room with feature log burner, bespoke kitchen with solid wood work surfaces. To the first floor a landing provides access to a double bedroom and a spacious bathroom. Outside the cottage offers a private fully enclosed rear courtyard garden. We believe the property will ideally suit first time buyers, those looking to downsize and potential buyers looking for a holiday let.

FEATURES

- Beautiful Stone Cottage
- 1 Bedroom
- Fully Renovated Throughout
- No Chain
- Original Character Features Throughout
- Private Courtyard Garden
- Ideal First Home Or Downsize
- View Absolutely Essential!



ROOM DESCRIPTIONS

Living Room

Entered via a newly installed composite door from the front elevation. Double glazed window providing elevated views across Crich, wall mounted period style radiator, wood floor covering and feature wall mounted original storage cupboard. The focal point of the room is a cast-iron log burning fire with exposed brick backdrop, painted surround and raised hearth.

Kitchen

Accessed via cottage door from the lounge is this bespoke fitted kitchen comprising of a range of wall and base mounted units with solid wood work surfaces incorporating a sink with mixer taps. Integrated dishwasher, integrated double electric oven with induction hob and extractor canopy over. Original quarry tiled floor covering, part wall tiling, feature alcove and double glazed window and door to the rear aspect. Staircase to the 1st floor landing.

First Floor

Landing

Accessed via the kitchen with internal cottage doors leading to a double bedroom and spacious bathroom.

Bedroom 1

Located to the front elevation is this double bedroom which has superb elevated views across Crich and countryside beyond. Wall mounted period style radiator, wood floor covering and storage alcove.

Bathroom

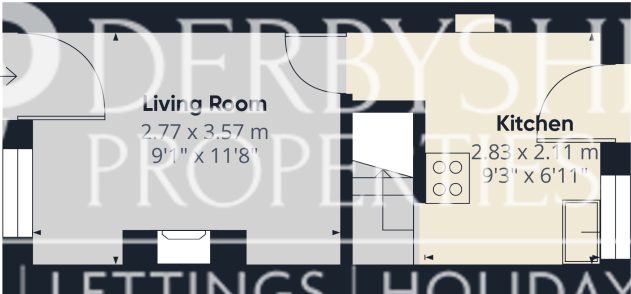
Comprising of three-piece white suite to contain a WC, pedestal wash hand basin and large corner bath with shower attachment. Part tiling to walls, wood floor covering, wall mounted period style radiator/heated towel rail and double glazed obscured window to the rear elevation. Useful storage cupboard located over the stairs houses the gas combination boiler.

Outside

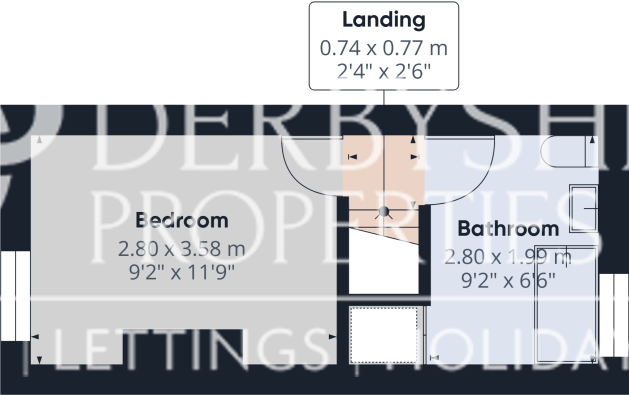
To the rear elevation is a private paved courtyard with log store, raised stocked flowerbeds and borders with gated access to rear aspect.



FLOORPLAN & EPC



Ground Floor



Floor 1



Approximate total area⁽¹⁾
34.4 m²
369 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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