

Old Oak Close, Crich, Matlock, Derbyshire. DE4 5QE

£399,950 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this well presented modern stone detached property located on corner plot position and located in the highly desirable village of Crich. The village offers a wealth of local amenities to include butchers, bakers, restaurant as superb public house. Internally the property briefly comprises of :- entrance hall, living room, open plan living kitchen utility area and downstairs WC. To the first floor.:- there are four bedrooms, family bathroom and en-suite to master. Externally the property is positioned on a corner position with a double wick driveway, integral garage and enclosed rear garden.

## FEATURES

- Modern Detached Family Home
- 4 Bedroom With En-suite To Master
- Corner Plot Position
- Sought After Village Location
- Ideal Family Home
- Beautiful Open Plan Living Kitchen
- Driveway & Integral Garage
- Utility And Cloakroom
- Viewing Advised
- COUNCIL TAX BAND E



## ROOM DESCRIPTIONS

### Entrance Hall

4.41m x 1.27m (14' 6" x 4' 2") Entered via composite door from the front elevation, wood floor covering, wall mounted radiator, double internal doors with inset glass leads into the lounge, carpeted staircase to the first floor landing and internal doors access both the kitchen and garage.

### Living Room

4.41m x 3.06m (14' 6" x 10' 0") This light and airy room benefits from a large bay window to the front elevation, wall mounted radiator, TV point and attractive wood panelled wall.

### Open Plan Living Kitchen

3.22m x 5.81m (10' 7" x 19' 1") This beautiful open space creates an area for all the family to enjoy and comprises of :- a kitchen area with a range of wall and base mounted matching units with roll-top work surfaces incorporating a stainless steel sink drainer unit with mixer taps. A wealth of integrated appliances including dishwasher, washing machine, electric oven, 4 ring gas hob and floating extractor canopy. Integrated wine cooler and fridge/freezer. Double glazed window to the rear elevation, wood floor covering and door opening into a utility room. The dining area has a continuation of the floor covering from the kitchen, wall mounted radiator, TV point, breakfast bar and double glazed doors to the rear elevation with adjoining windows.

### Utility Room

2.15m x 1.61m (7' 1" x 5' 3") With the continuation of the floor covering from the kitchen. Wall and base mounted storage units with modern flat edge work surfaces, undercounter space for additional fridge, wall mounted shelving, spotlighting, wall mounted radiator, composite door leads to the rear garden and additional internal door leads to the downstairs WC.

### Cloakroom/WC

0.90m x 1.58m (2' 11" x 5' 2") With low-level WC, corner mounted pedestal wash hand basin, wall mounted radiator, part wall tiling, wood floor covering and wall mounted extractor fan.

### First Floor

#### Landing

1.76m x 4.87m (5' 9" x 16' 0") Accessed via the main entrance hallway with double glazed window to the side elevation, wall mounted radiator and ceiling mounted loft access point. Internal doors lead to all bedrooms and family bathroom.

#### Bedroom 1

3.28m x 2.97m (10' 9" x 9' 9") Double glazed window, wall mounted radiators, two double fitted wardrobes located within a dressing area, spotlights to ceiling and internal door accessing the en-suite shower facility.

#### En-suite

1.72m x 1.78m (5' 8" x 5' 10") This beautifully presented modern three piece suite comprises of WC, pedestal wash hand basin and shower enclosure with main shower attachment over. Part tiling to walls, double obscured window, tiled floor covering wall mounted chrome heater towel rail.

#### Bedroom 2

4.05m x 2.67m (13' 3" x 8' 9") Double glazed window to the rear elevation, wall mounted radiator.

#### Bedroom 3

3.40m x 2.63m (11' 2" x 8' 8") Double glazed window to front elevation and wall mounted radiator.

#### Bedroom 4

3.29m x 2.65m (10' 10" x 8' 8") With double glazed window and wall mounted radiator.

#### Family Bathroom

2.60m x 2.07m (8' 6" x 6' 9") Comprising of a WC, large vanity unit, panelled bath and separate shower enclosure with main fed shower and attachment over. Part tiled walls, double glazed obscured window, tiled floor covering, spotlights and extractor fan to ceiling and wall mounted chrome heater towel rail.

#### Outside

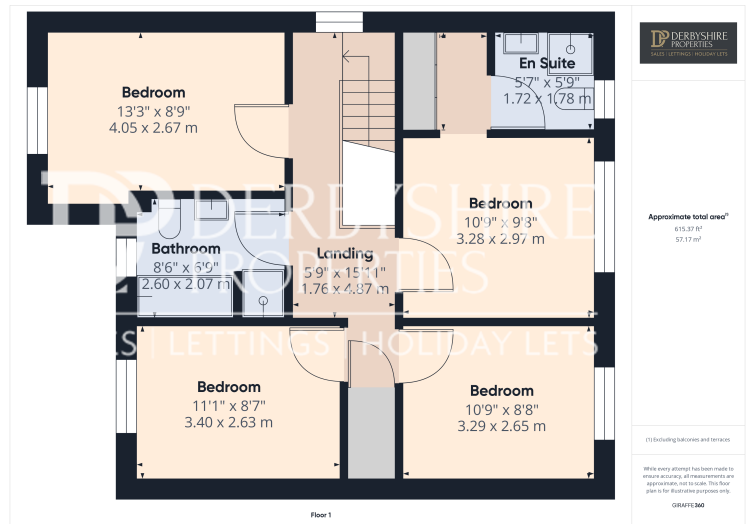
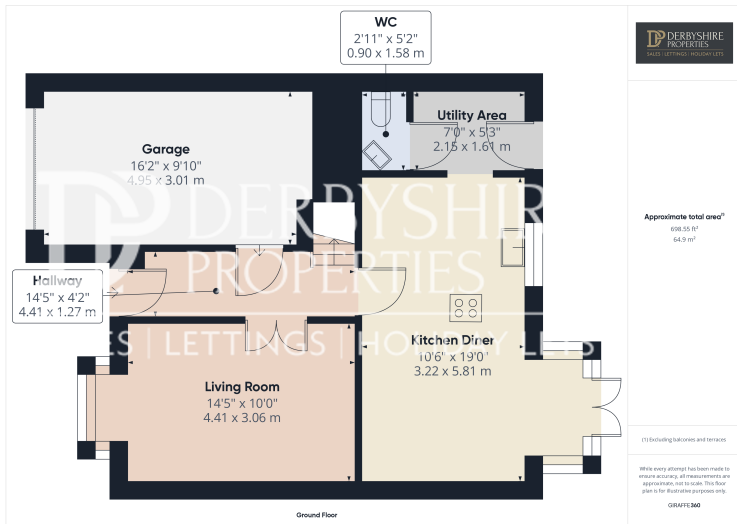
To the front elevation is a double width driveway providing parking for 2/3 vehicles giving access to integral garage with light and power. Two areas of lawn and wall boundary to neighbouring property. The rear garden offers a full width paved patio with covered storage area and a garden that is mainly laid lawn with timber fenced boundaries. Stocked flowerbeds and borders, decking entertaining terrace with pergola over.

#### 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 & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	