

Chase View

Crich, Matlock, DE4 5DZ

John 
German





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£270,000

Extended three-bedroom semi-detached property, with further potential to extend (subject to planning permission), situated on a spacious plot in the popular location in Crich.



Nestled in the sought-after location of Crich, this property presents an exciting opportunity for those in search of a three-bedroom semi-detached family home. The property provides ample living space, including an extended dining area and offers the potential to be further extended to the side (subject to necessary planning permissions), allowing buyers the flexibility to create additional living space. The seller has provided drawings, which are available upon request for a two-storey side extension. Currently, internally briefly comprises of entrance hallway, sitting room, kitchen and extended dining area and shower room. To the first floor are three bedrooms and a bathroom. On the second floor is an attic room with separate WC.

Crich is a popular village with a good range of local amenities including post office, village store, doctors' surgery, hairdressers, village inn and primary school. The location is highly convenient for other surrounding centres including Belper (six miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east, Derby (twelve miles to the south) and Junction 26 of the M1 Motorway (thirteen miles) which provides fast access to other nearby regional centres and the main motorway network.

Entering through the side door, you walk into the storm porch/boot room, which then opens into the reception hallway, where there is a staircase to the first floor and doors off to the dining kitchen area and sitting room. The sitting room has windows to front and feature electric fireplace with marble hearth and decorative picture railing.

Undoubtedly, one of the main selling features of this property is the open plan and extended living dining kitchen area. The kitchen has wooden preparation surfaces, with inset composite sink with adjacent drainer and mixer tap over with upstand surround and tile splashback. Having a range of cupboards and drawers beneath with integrated dishwasher. Complimentary wall mount cupboards over and a useful understairs storage space with appliance space for freestanding fridge freezer. The dining area has an opening to the living area with stunning bi-folding doors opening out to the rear garden and a door providing access to the wet room. The wet room is partially tiled and having wash hand basin and chrome mixer tap over with tile splashback and vanity base cupboard beneath, mains shower over, low level WC, chrome ladder style heated towel rail and window to side.

On the first floor landing, there are doors off to the bedrooms and bathroom. Bedroom one has windows to rear and a useful over stairs storage cupboard. The second and third bedrooms both have windows. The family bathroom has a pedestal wash hand basin with hot and cold taps over, low level WC, bath with electric shower over and window to side. On the second floor is a useful attic room with roof windows to side and separate WC with pedestal wash hand basin with mixer tap and low-level WC.

Outside to the front of the property is a lawned garden with adjacent blocked paved driveway providing off-street parking and a single detached garage. To the rear of the property is a delightful timber decking seating area with picket fence surround, giving way to a spacious lawned garden with gravelled borders. To the side of the property is a hard standing area, which offers the potential for an extension (subject to planning permission).

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

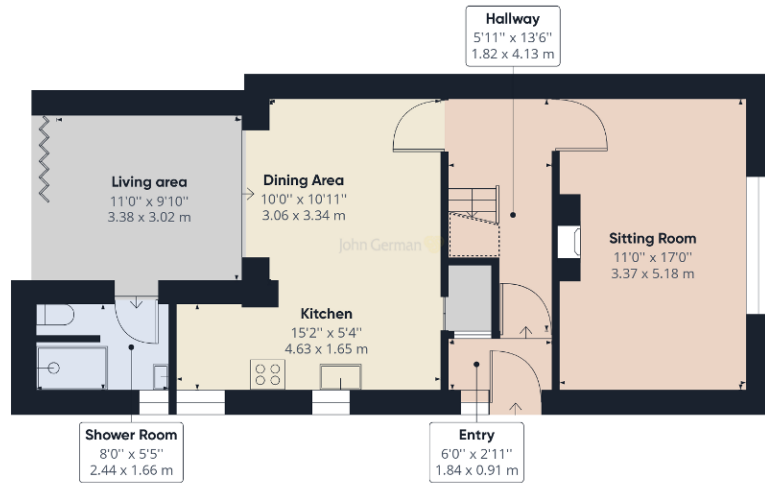
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

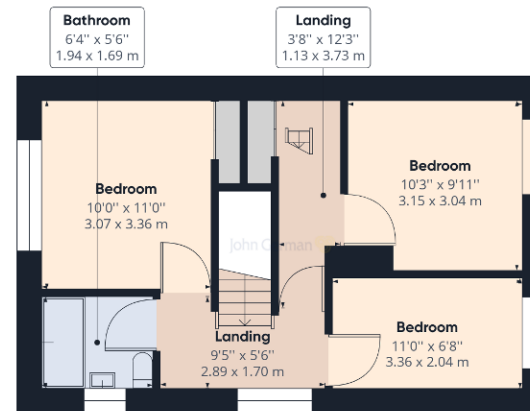
Our Ref: JG A/04072023 **Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band B



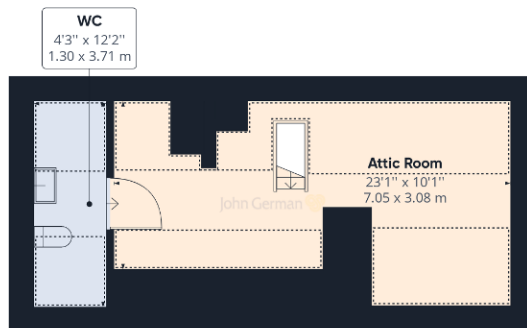




Ground Floor



Floor 1



Floor 2


Approximate total area⁽¹⁾

1351.64 ft²
125.57 m²

Reduced headroom

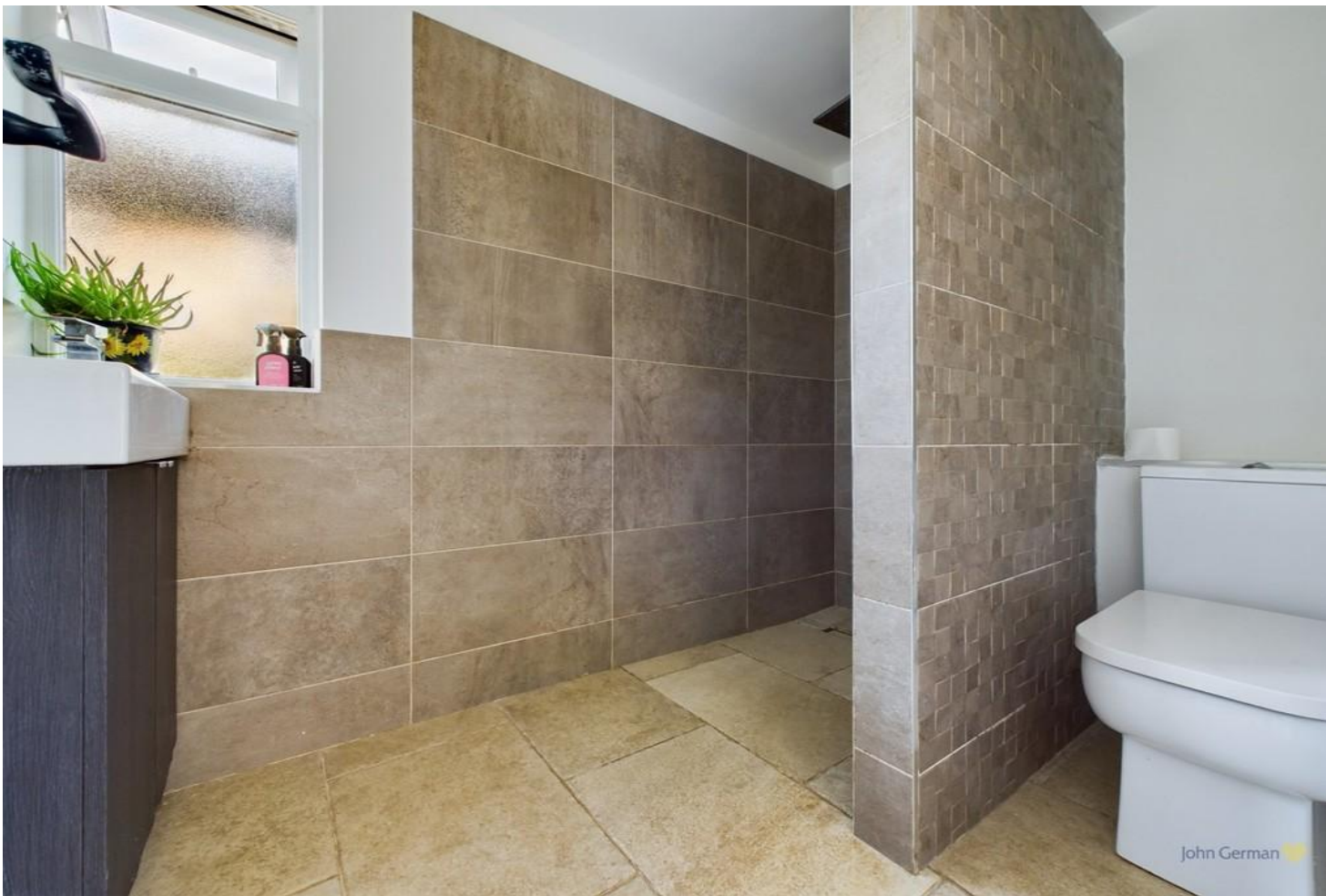
217.39 ft²
20.20 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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