



21 Coalburn Crescent, Crich DE4 5QB

Offers in Region of £399,995



21 Coalburn Crescent

Crich, Matlock

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

Ground Floor

The property is accessed via the block paved driveway which leads straight to front entrance, part glazed composite door with decorative side panel. This opens into the:

Entrance Hallway

13' 0" x 4' 6" (3.95m x 1.37m)

A warm and welcoming area, ideal for coat and shoe storage, with doors that open to the sitting room, kitchen/diner and a useful under stairs storage cupboard. A staircase rises to the first floor landing.

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Sitting Room

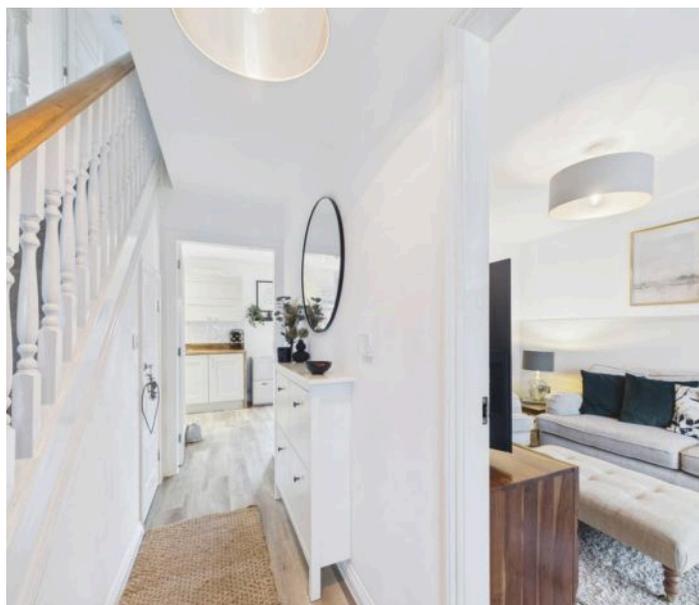
13' 0" x 10' 2" (3.96m x 3.10m)

A cosy room with a front aspect uPVC double glazed bay window. This room has ample space for family sized furniture.

Kitchen/Diner

21' 9" x 8' 8" (6.62m x 2.64m)

A bright and spacious room perfect for entertaining guests. With wood effect laminate flooring, spotlights to the ceiling, a rear aspect uPVC double glazed window and uPVC french doors opening to the garden. The dining section of this room has ample space for a family sized dining table and chairs with a modern pendant light fitting over. The kitchen area is fitted with white shaker style, wall, base and drawer units with a wood effect upstands and worktop over. Integrated appliances include a stainless steel one and a half bowl sink with mixer tap, a Zanussi four ring gas burning hob with stainless steel and glass extractor over, Zanussi electric oven, Zanussi dishwasher and Zanussi fridge/freezer. A feature archway leads to the:



Utility Room

5' 3" x 4' 9" (1.59m x 1.45m)

With a continuation of the wood effect laminate flooring and a rear aspect composite door with double glazed panel, providing direct access to the rear garden. There's a wood effect worktop with a metro tiled splash back and space below for an automatic washing machine and condensing tumble dryer if desired. A door opens to the:

Downstairs WC

4' 9" x 3' 1" (1.45m x 0.94m)

With wood effect laminate flooring and white wall tiles, this room is fitted with a two piece suite consisting of white dual flush WC and corner pedestal wash hand basin. There is also a uPVC window to the side aspect.

First Floor

Stairs from the entrance hallway lead to the first floor landing where doors lead to all four bedrooms and the family bathroom. A further door opens to the airing cupboard which houses the indirect hot water cylinder with water heater expansion tank but also provides ample space for bed linen and towels.

Bedroom One

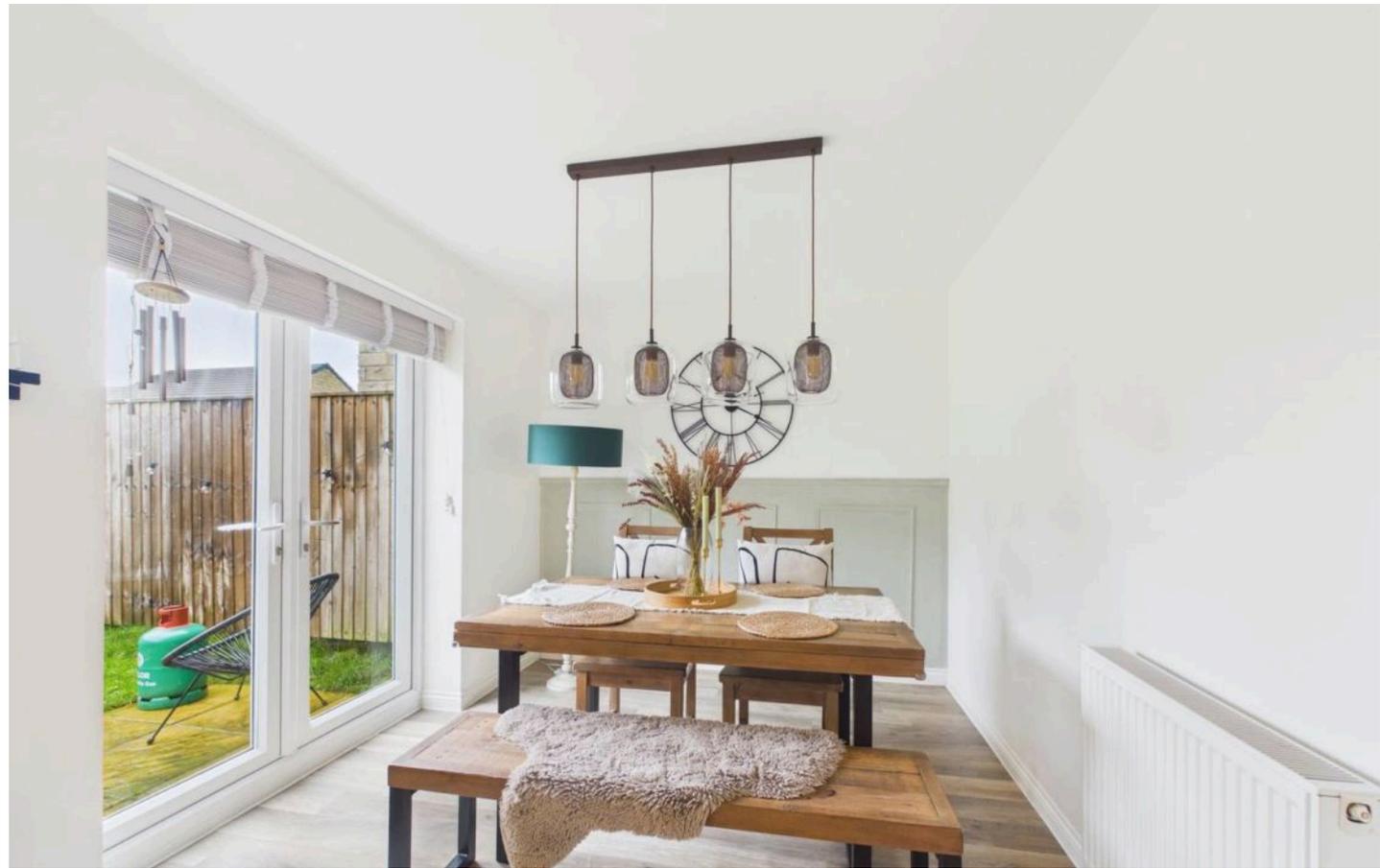
10' 3" x 10' 2" (3.12m x 3.09m)

A bright double bedroom with uPVC double glazed window which overlooks the front driveway and Coalburn Crescent itself. There is a built-in wardrobe with hanging rail and storage cupboards above. A door opens to reveal the

En-suite

6' 1" x 4' 0" (1.85m x 1.23m)

A part tiled room with a rear aspect uPVC double glazed window with obscured glass, wood effect vinyl flooring and spotlights to the ceiling. Fitted with a three piece suite consisting of corner shower cubicle with mains shower over and bi-fold glass door, a pedestal wash hand basin and dual flush WC. This room also has a radiator and an extractor fan.



Bedroom Two

12' 5" x 10' 0" (3.78m x 3.04m)

A spacious double bedroom with uPVC window to the front aspect offering the same outlook as bedroom one.

Family Bathroom

6' 10" x 6' 6" (2.09m x 1.97m)

A part tiled room with wood effect vinyl flooring and a rear aspect uPVC double glazed window with obscured glass.

Fitted with a three piece suite consisting of panelled bathtub with mains shower over and glass panel, pedestal wash hand basin and dual flush WC. This room also has a double panel radiator and extractor fan.

Bedroom Three

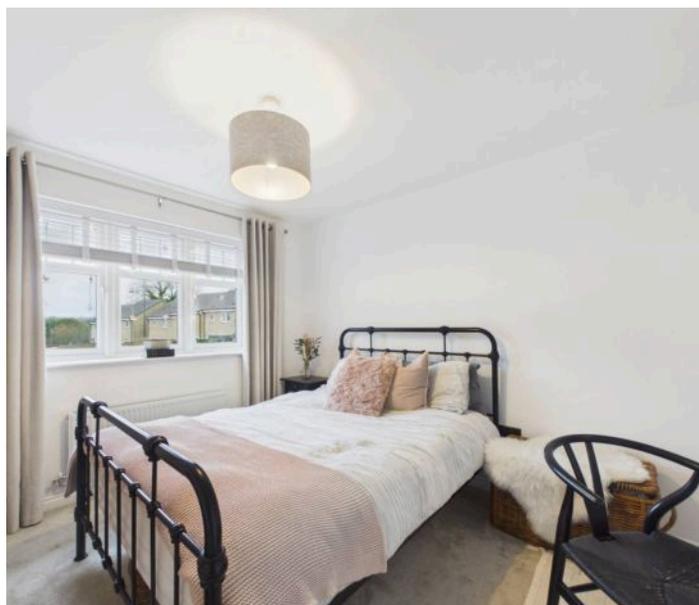
10' 5" x 9' 9" (3.18m x 2.96m)

A third double bedroom with a rear aspect uPVC double glazed window which overlooks the garden.

Bedroom Four

9' 8" x 8' 11" (2.94m x 2.71m)

The smallest of the bedrooms but still of double proportion, with a rear aspect uPVC double glazed window.





GARDEN

To the rear of the property is a fully enclosed garden, mostly laid to lawn with a small paved patio providing a pleasant outdoor seating area. To the front there is a block paved driveway providing off road parking for two to three vehicles and in turn, access to the:

Garage

Single Garage

With up and over garage door, power and light.

Driveway

3 Parking Spaces

NHBC Warranty & Maintenance Charges

This 'Harron Homes' property was built in 2022, so still has 6 years of an NHBC warranty remaining. The current owner has advised that a maintenance company hasn't yet been appointed for the site so there have not yet been any annual fees.

Directional Notes

From the market place in Crich take the B5035 towards Alfreton (Bown's Hill). By the market cross, the road veers around to the right (Roes Lane) and from here take the second turn on the right into Sherwood Drive. Take the third right turn into Coalburn Crescent and number 21 can be found on your left hand side.







Floor 0

Approximate total area⁽¹⁾

112.1 m²

1208 ft²



Floor 1



(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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