



## The Common, Crich, DE4 5BH

Occupying an elevated position, with tremendous far-reaching panoramic views, this elegant home has been extended and upgraded to a very high standard. Located just a two minute walk from the village centre, this beautiful home is packed with impressive features.

An off-road parking space sits beside the colourful front garden. To the ground floor is an entrance porch, sitting room, huge kitchen-diner and pantry. On the first floor are two double bedrooms and a modern bathroom with bath and separate shower cubicle.

The elevated decked outdoor dining area beside the kitchen affords spectacular panoramic views of the surrounding countryside for miles. Underneath is a large storage space and the neat garden has a pretty summer house and decked seating area at the end.

Crich is one of our favourite villages in the whole area - with The Loaf Bakery and cafe, a range of grocers, independent shops, hair and beauty salons, pubs and the famous Crich Tramway Museum. For youngsters there is a thriving youth club, great park with football pitch and outdoor gym plus the popular primary school.

A daily bus service runs to the nearby secondary schools in Wirksworth and Matlock. Within 5 minutes you can walk to countryside treks in all directions and the hills surrounding the village offer some challenging rides for cyclists. It's a fantastic place to live and from which to explore the local area.

- Far-reaching panoramic views
- Off-road parking
- Relined chimney with external cleaning access
- Stylish decor throughout this elegant home
- New elevated decked dining area with glass balustrade
- Two double bedrooms and large bathroom
- Shepherd hut-style summer house
- Extended kitchen-diner with roof light and underfloor heating
- Two minute walk to village centre amenities and school
- Council Tax band B

**£325,000**

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## Front of the home

The home has an off-road parking space and a dry stone wall forms the upper boundary of this front garden. Enter through a decorative iron gate, where stone steps meander down past the well stocked flower beds. At the lower level is a gravel area and water feature. To the left, a path runs beside the home to the rear garden. Enter this traditional brick and tile home beneath a brick arch, through a solid part-glazed front door with brass handle and letterbox.

## Entrance Porch

This useful entrance has space to kick off and store footwear. It is carpeted and there is a radiator, ceiling light fitting, stairs to the first floor and a door into the sitting room.

## Sitting Room

15'3" x 13'11" (4.65 x 4.26)

Spacious, elegant and cosy, a large west-facing bay window floods this room with natural light, especially in the afternoon. The focal point is the coal-effect gas fire. It is set in a chimney with tiled hearth, brick surround and pine mantelpiece. Like all rooms in the home, this has high skirting boards and ceiling coving. There is a stylish laminate floor, two radiators, ceiling light fitting and feature wall. The room has plenty of space for flexible room layouts.

## Kitchen-Diner

19'8" x 16'10" (6 x 5.15)

The substantial kitchen-diner has underfloor heating and plenty of space for seating and dining. Entering from the sitting room, there is ample room for sofas and seating in front of the log burner and flue, set within a stone fireplace. The flue has been relined and on the external wall is a newly fitted access hatch for easy cleaning and maintenance. In front of the fireplace, the contemporary floor tiles contrast nicely with the large tiles which flow seamlessly through to the dining and kitchen areas.

On the left is a large pantry with shelving, a light, window and electric meter.

In the centre of the room is space for a 6-8 seater dining table. A door on the left leads out to the path from the front to rear gardens, whilst double French doors at the end open out to the elevated decked terrace and rear garden. This extended room has a modern roof window which brings yet more natural light flooding into the room.

The kitchen itself has a wide L-shaped granite worktop with substantial integral ceramic Belfast 1.5 sink and drainer. This sits beneath a tall east-facing window which has magnificent views out to the open countryside beyond. There are lots of high and low level cabinets and drawers including space-saver corner carousels and two full-height pull-out larder cupboards. Underneath the worktop is space and plumbing for a washing machine as well as an integral Samsung dishwasher.

The Rangemaster Kitchener stove is available by separate negotiation. It has a five ring gas hob, grill, ovens and extractor fan. Also available by separate negotiation is the Samsung American-style fridge-freezer. This room has two large ceiling light fittings and several recessed ceiling spotlights.

## Stairs to first floor landing

Contemporary carpeted stairs lead up to the first floor, where there is a wide frosted double-glazed window at landing level. Overhead is a ceiling light fitting and loft hatch. There is a loft ladder and the loft is partly boarded. Matching doors lead into the two double bedrooms and family bathroom.

## Bedroom One

14'1" x 10'0" (4.3 x 3.05)

Situated at the front of the home and with a very wide west-facing window, this room has space for a super-king size bed and lots of additional furniture. A spacious over-stairs cupboard has plenty of shelving. The room is carpeted and has a radiator and ceiling light fitting.

## Bedroom Two

11'11" x 9'2" (3.65 x 2.8)

This roomy double currently accommodates a king size bed and has breathtaking views and - being situated at the quiet rear of the home - this is a serene and uplifting room. The room is carpeted and has a feature wall, radiator and ceiling light fitting.



## Bathroom

8'2" x 6'10" (2.5 x 2.1)

We adore this bathroom, which has a separate bath and shower.

The modern rectangular bath has a central mixer tap so that you can truly stretch out and relax. A cubicle with sliding curved glass doors houses the mains-fed shower with rainforest shower head and separate hand-held attachment. The modern wide vanity unit has drawers, a rectangular sink with chrome mixer tap and - above - a wall-mounted mirrored cabinet with touch-sensitive lights. The ceramic WC has an integral flush.

The room also includes a frosted double-glazed window, oak-effect tiled flooring, recessed ceiling spotlights, an extractor fan, chrome vertical heated towel rail and the bottom half of the walls are tiled. We also really like the imaginative and space-saving pocket sliding entrance door. A tall cupboard on the left houses the Worcester boiler.

## Rear Garden

In a home where we are eulogising about the lovely rooms inside, it really is the rear garden that is the jewel in the crown. There are splendid east-facing views from the new elevated decked dining area with glass balustrade. You can see for miles and it's very peaceful and serene. There is plenty of space on this terrace for seating and dining tables.

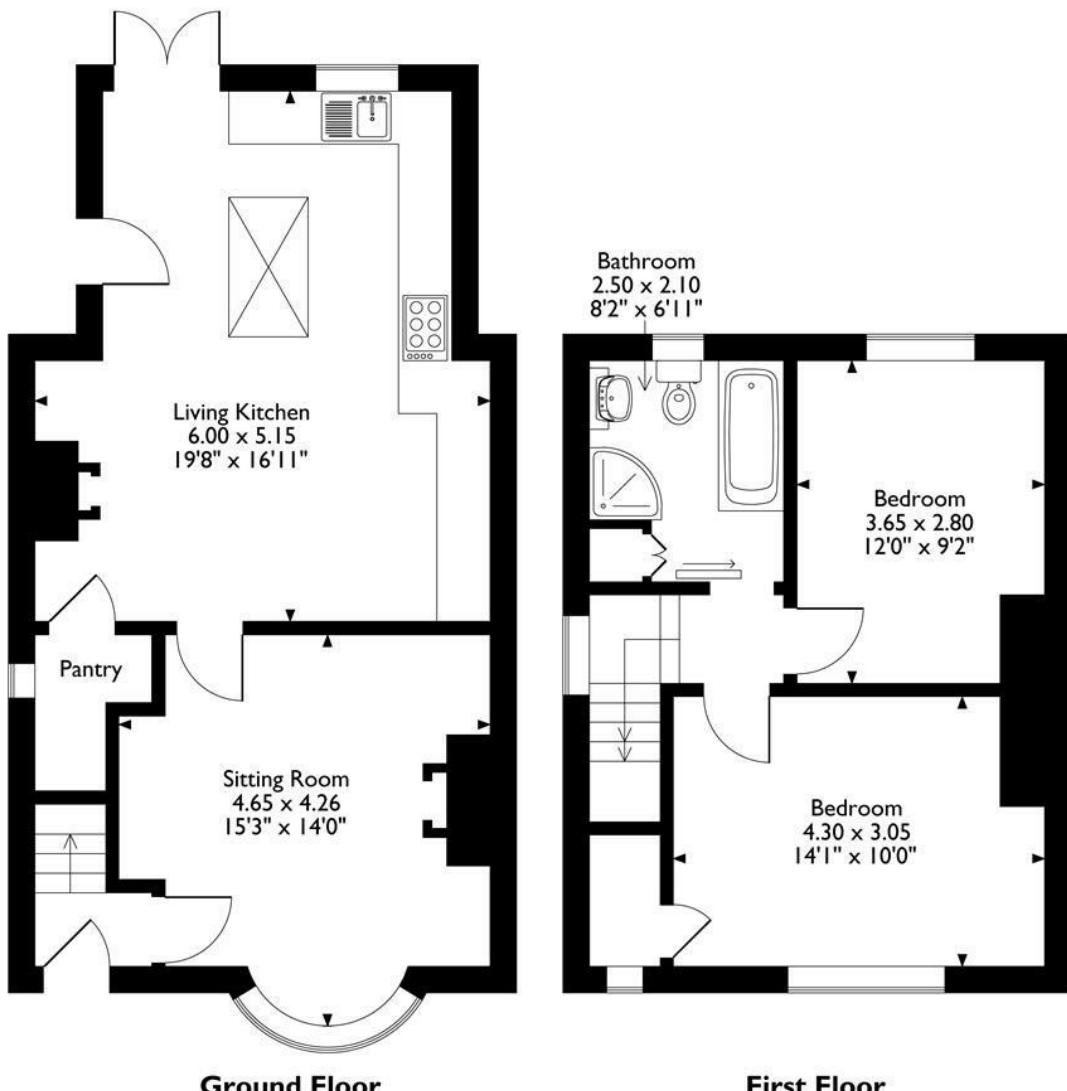
Steps lead down to the rectangular lawn, which has inset stepping stones taking you bouncing along to another, smaller raised decking area at the end of the garden, where another patio dining set is ready for you to enjoy the evening sun.

We absolutely love the distinctive Shepherd's hut-style summer house, which is included in the sale. There are planted borders on the left, which include a silver birch and large butterfly bush. A timber fence forms the left-hand and rear boundary.

On the exterior wall of the house is an outside tap, there are outside lights and a huge storage area beneath the decking, suitable for storing garden, play and sports equipment.



**13 The Common**  
**Approximate Gross Internal Area**  
**84 Sq M / 904 Sq Ft**



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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