Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

Pen-Cae, 35 Chapel Lane, Crich, Matlock, DE4 5BU

£350,000

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Offered with vacant possession/ no chain. The deceptively spacious detached bungalow offers welcoming two double bedroom accommodation with well stocked landscaped gardens and driveway providing car parking. Situated in a quiet cul de sac location, close to the village. Viewing is strongly recommended.

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The deceptively spacious yet versatile detached accommodation has been well maintained with a welcoming entrance hallway, cosy sitting room with dual aspect windows enjoying views to the front, an open hallway used for dining, which leads into a sun porch at the rear. There is a well equipped kitchen fitted with bespoke pine cabinets and range cooker, separate utility room, entrance lobby and outside store. Two good sized double bedrooms with fitted furniture and a luxury bathroom appointed with a four piece suite. There is access to the generous loft spacious with two hobby rooms.

Benefitting from quality UPVC double glazed windows and composite doors, gas central heating fired Worcester combi boiler, serving the domestic hot water and central heating system.

The bungalow occupies an elevated position with a block paved driveway providing ample car parking with a landscaped rockery garden to the front. A path leads to the front door and side lobby having a sunny seating area, perfect for alfresco dining. The enclosed rear garden is well stocked with mature trees, shrubs and flowering plants with a cascading water feature and summerhouse.

Crich is a sought after village with excellent local amenities, having many bus routes to Ripley, Matlock and Alfreton, and easy access to Ambergate railway station providing direct routes to Derby and Sheffield. There are major road links i.e. A610, A38 & M1 to Derby and Nottingham whilst the A6 provides the gateway to the stunning Peak District and Derwent Valley Mills World Heritage site. Being surrounded by open countryside with many local countryside walks and trails easily accessible.

ACCOMMODATION
A half glazed composite entrance door allows access.

RECEPTION HALLWAY
Having solid oak flooring, a built-in cupboard provides shelving, telephone point and doors off. There is ladder access to the generous roof void, which is split into two rooms with skylight windows.

SITTING ROOM
12' x 15'3 max measurements (3.66m x 4.65m max measurements)
A naturally light and spacious room with dual aspect UPVC double glazed windows to the side and front enjoying pleasant views. There is a marble fire surround with matching hearth and insert housing a living flame gas fire. There is coving to the ceiling, TV aerial point, radiator and dimmer lighting.

DINING HALLWAY
7'x 7' (2.13mx 2.13m)
Having matching solid oak flooring, wall lighting and radiator, open into :

SUN PORCH
7'1 x 3'4 (2.16m x 1.02m)
Constructed with UPVC full height windows and French doors with vinyl flooring.

KITCHEN
9'10 x 10'11 (3.00m x 3.33m)
Comprehensively appointed with a handmade range of bespoke solid pine cabinets with base cupboards, drawers and eye level units with granite work surface incorporating a deep Belfast sink with mixer taps and upstand, extending to a solid wood block breakfast bar. There is a Rangemaster cooker with twin ovens and gas hob, extractor hood with hand carved shelving and plate racks. A UPVC double glazed window to the rear, overlooks the garden, ceramic tiled flooring, radiator, inset spot lights and a skylight window. A half glazed pine door opens into :

ENTRANCE LOBBY/ BOOT ROOM
7'9 x 8'1 (2.36m x 2.46m)
A composite entrance door allows access from the front. There is quarry tiled flooring, a UPVC double glazed window and door into :

UTILITY ROOM
10' x 7'9 (3.05m x 2.36m)
There is space for a fridge freezer, plumbing for a washing machine, wall mounted Worcester combi boiler and quarry tiled flooring. A half glazed UPVC entrance door opens into :

STORE
7'8 x 5' (2.34m x 1.52m)
There is a half glazed door opening onto the garden, light and power.

BEDROOM ONE
11'5 x 12' (3.48m x 3.66m)
Having a range of solid pine in-built wardrobes with hanging, shelving and glazed cabinets, radiator, TV aerial point and UPVC double glazed window to the front elevation.

BEDROOM TWO
10'6 x 10'5 (3.20m x 3.18m)
There is decorative wood panelling, a range of built-in mirror wardrobes, TV aerial point, USB power point and UPVC bi-fold doors open onto the garden.

LUXURY BATHROOM
8'5 x 6'7 (2.57m x 2.01m)
Appointed with a four piece suite comprising a panelled bath with mixer shower attachment taps, low flush WC, vanity wash hand basin with useful storage beneath and a double shower enclosure with thermostatic shower. There is complementary half tiling, ceramic tiled floor, heated towel radiator, extractor fan, UPVC double glazed window and matching wall cabinet.

OUTSIDE
To the front of the property is block paved driveway providing a off road parking. Steps lead to a well stocked rockery garden and path to the property and sunny patio. There is a side access to the rear enclosed garden.

GARDEN
The rear garden is tiered with various levels and seating areas. There is a cascading garden pond, pergola walk to the summer house, many species of established trees, shrubs and flowering plants. There is outside lighting, power tap and a potting shed/ garden store.

Road Map

Hybrid Map

Terrain Map

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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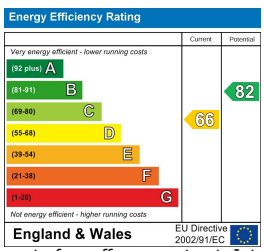
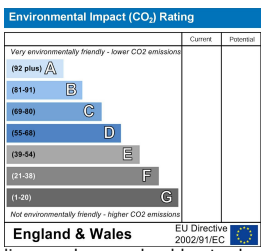
Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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