



Holcroft, 27 Coast Hill, Crich, Matlock, Derbyshire, DE4 5DS

£549,950



This exceptional detached bungalow has been completely renovated and thoughtfully extended to create a stunning contemporary home, finished to an outstanding standard throughout. Offering a seamless blend of modern design and comfortable living, the property provides beautifully presented and versatile accommodation ideal for a range of buyers.



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At the heart of the home is a superb open plan living space, designed with both style and practicality in mind, complemented by a newly fitted high specification kitchen fitted with integrated appliances and sleek, modern finishes. The room has an area set aside for dining and a delightful sitting area which makes it a particularly pleasing space. The property boasts four bedrooms, two of which have an en-suite shower room and there is a separate family bathroom with shower over the bath.

Outside the property benefits from an enclosed lawn garden to the rear which is complemented by a delightful patio area and to the front there is a shared driveway leading to a large block paved drive with steps to the front door and garage with up and over door. A gate opens to reveal a superb side garden, ideal for entertaining and there is a personal door to the garage.

Every element of this property has been carefully considered, from the quality of the fixtures and fittings to the overall layout, creating a home that is ready to move straight into with no onward work required. Finished to a clean and contemporary aesthetic, bungalows such as this rarely become available for sale, so viewing is highly recommended.

Positioned within the sought after village of Crich, the property enjoys a peaceful, yet

highly convenient setting surrounded by picturesque Derbyshire countryside. Crich is a charming and well regarded village offering a range of local amenities including independent shops, traditional pubs and cafes as well as highly regarded schooling. The area is renowned for its scenic beauty, with nearby Crich Stand and the nearby Derwent Valley providing stunning views and a wealth of walking opportunities, whilst the Peak District National Park is a short drive away. Excellent transport links connect the village to Matlock, Belper, Derby and Nottingham, making this an ideal location for both commuters and those seeking a balance of rural lifestyle and accessibility.

ACCOMMODATION

Entering the property through double glazed, composite front door into:

IMPRESSIVE ENTRANCE HALL

This spacious entrance hall has a quality tiled floor which runs throughout the living accommodation of the property. The hallway has a double glazed patio door leading to the side garden and there is access to the:

INNER HALL

Which has access to the loft and, a lightwell making the room light and airy. Radiator.

OPEN PLAN LIVING AREA

30'10" x 20'3 (9.40m x 6.17m)

This extraordinary space is a particular

feature of the property and must be seen to be fully appreciated. The room has defined areas for the kitchen, dining and sitting space which all flow beautifully to create a superb atmosphere. The kitchen area has a range of quality surfacing/preparation areas, wall and base cupboards and integrated AEG appliances which include an oven, complementary tiling, combination oven/microwave and an induction hob with extractor. The kitchen has a sink unit with drainer with boiling water tap and there are a range of further integrated appliances including a dishwasher, integrated fridge and freezer. To the centre of the room has a delightful island which has complementary matching units and surfaces with a range of cupboards beneath and ample space around for stools.

To the far end of the room is an area set aside for dining which has plentiful space for dining furniture and two doors open to the garden making this space bright and airy. The centre of the room has a further radiator,

window and a lantern window to the ceiling which affords tremendous light to the space.

To the far side is an area set aside as a sitting room with lots of space for lounge furniture, further double glazed window, radiator and fireplace with space for a log burning stove.

Access from the kitchen to:

UTILITY ROOM / BOOT ROOM

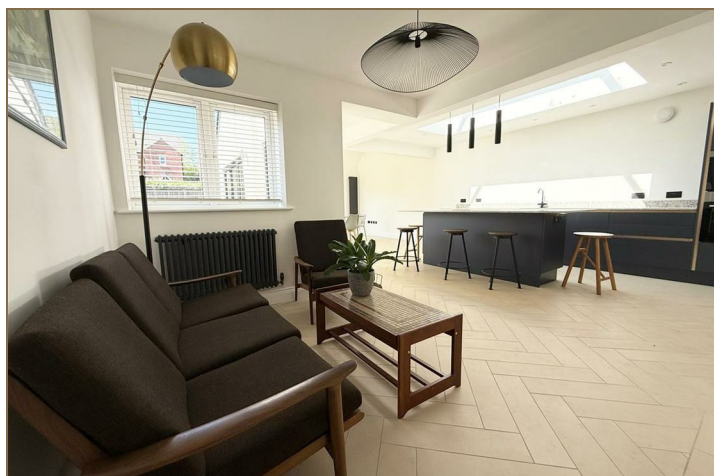
8'10" x 7'6" (2.69m x 2.29m)

With a range of complementary work surface/preparation areas, wall and base cupboards and sink unit with mixer tap. Double glazed window, double glazed door, radiator and cupboard housing boiler providing domestic hot water and central heating.

BEDROOM ONE

11'10" x 13'10" (3.61m x 4.22m)

Beautifully appointed with three double glazed windows overlooking the front elevation and radiator.



EN-SUITE

With low level WC, wash hand basin with cupboard beneath and glazed shower cubicle with rainfall shower with twin heads. Inset ceiling spotlights and mirror with cupboard and touch light beneath.

BEDROOM TWO/SITTING ROOM

10'9" x 12'2" (3.28m x 3.71m)

This particularly versatile room could be used as either a bedroom or lounge as it has double glazed patio doors leading to the rear garden. Radiator.

BEDROOM THREE

11'11" x 10'8" (3.63m x 3.25m)

With double glazed window to the side elevation and radiator.

EN-SUITE

With low level WC, wash hand basin with storage cupboard beneath and glazed shower cubicle with rainfall shower with twin heads and heated towel rail.

BEDROOM FOUR

9'10" x 7'8" (3.00m x 2.34m)

With double glazed window and radiator.

BATHROOM

7'8" x 6'10" (2.34m x 2.08m)

The principle bathroom has a low level WC, wash hand basin with cupboard beneath and bath with shower over and glazed screen, high level electric Velux window, complementary tiling and mirror with cupboard and touch light beneath.

OUTSIDE

Outside the property benefits from an enclosed lawn garden to the rear which is complemented by a patio area leading to a lawn and borders.

To the front elevation there is a shared driveway leading to a large block paved parking area and access to:

SINGLE GARAGE

With up and over door.



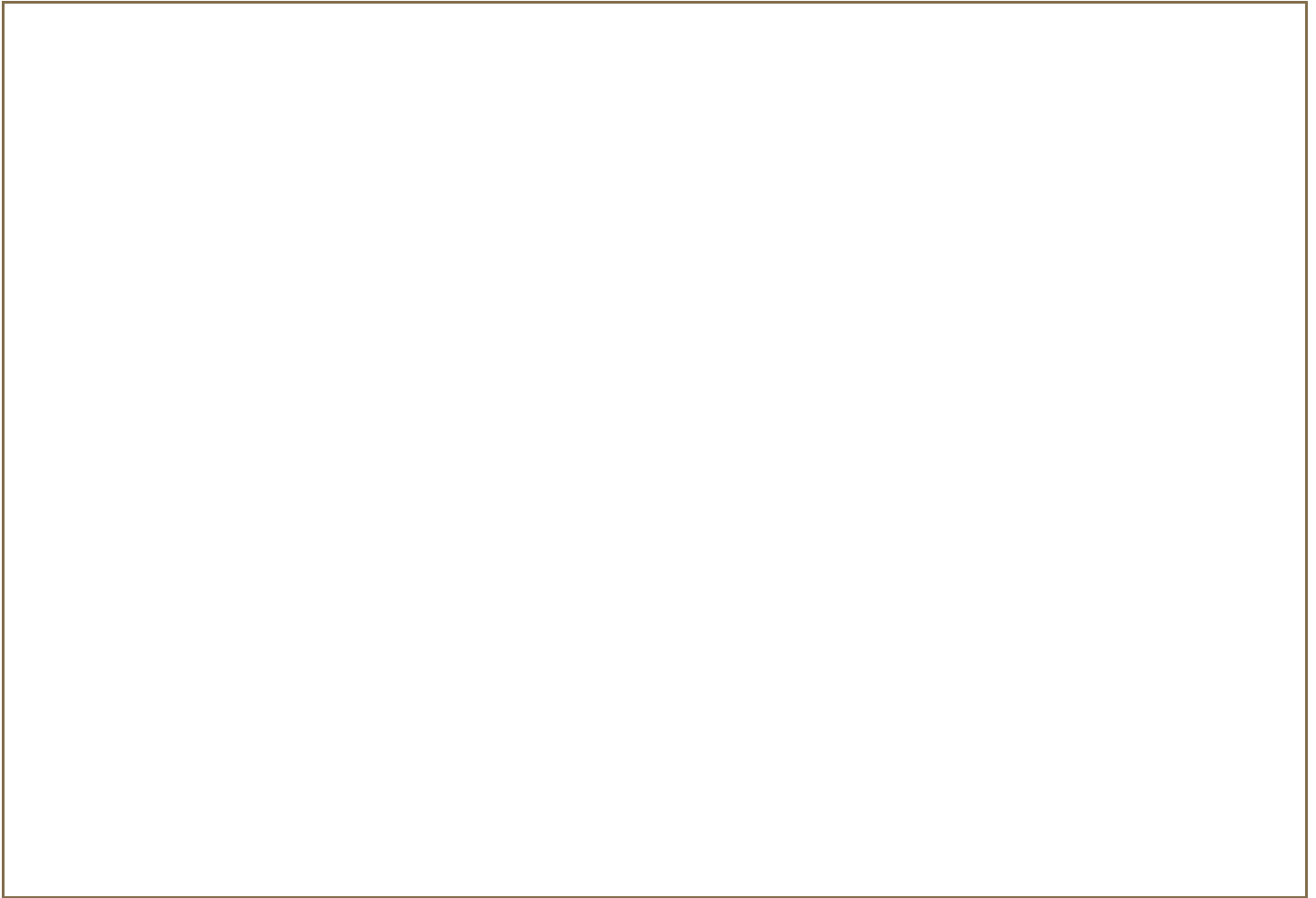
Steps lead down to the driveway to the front door and there is a gate leading to a delightful side garden which is a lower level with steps leading to a higher level which is ideal for summer entertaining as it is enclosed and private. Gated access all around the property.



Road Map



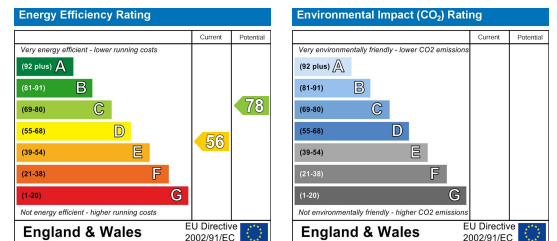
Floor Plan



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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boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk