



1 Culland View, Crich - DE4 5DA
£314,950



1 CULLAND VIEW

Crich, Matlock

Grants of Derbyshire are delighted to offer For Sale this spacious three bedroom detached home located in the sought after village of Crich. Benefitting from uPVC double glazing and gas central heating, the accommodation is set over two floors and comprises: an inviting entrance hall, living room, dining area, utility, downstairs WC and a well-appointed kitchen to the ground floor. To the first floor, there are three bedrooms together with a contemporary shower room. Externally, the property occupies a corner plot with gardens arranged for low maintenance. Both the front and rear areas feature paved and gravelled sections, ideal for outdoor dining. A generous driveway provides excellent off-road parking for multiple vehicles, complemented by a single garage offering valuable storage. Furniture can be included if requested. Offered with no upward chain. Viewing is highly recommended. Virtual tour available.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached House
- Three Bedrooms
- Front & Rear Garden
- Large Driveway & Garage
- No upward Chain
- Virtual Tour Available
- EPC Rating D





Ground Floor

The uPVC front door is accessed from the driveway and opens directly into the entrance hall.

Entrance Hall

6' 1" x 3' 2" (1.85m x 0.97m)

Featuring stairs ahead rising to the first-floor landing and a wooden cupboard ideal for storage. A door straight ahead opens into the living room.

Living Room

14' 10" x 11' 1" (4.52m x 3.39m)

A bright and spacious living room featuring a large front-aspect uPVC double-glazed window. The gas fire, set within a wood and marble surround, provides a pleasant focal point to the space.

Dining Area

9' 11" x 10' 9" (3.02m x 3.27m)

Open to the living room is the dining area, offering ample space for a dining table and chairs. Glazed doors provide access to the kitchen, while a door to the right opens into the utility.

Utility

7' 9" x 8' 11" (2.35m x 2.71m)

Fitted with wooden base units and a stainless-steel sink positioned beneath a rear-aspect window. Additionally, there is space for a washing machine and a fridge freezer.

Downstairs WC

2' 11" x 4' 4" (0.90m x 1.31m)

This WC is fitted with a two-piece suite comprising a low-flush WC and a white pedestal wash hand basin with chrome mixer tap.



Kitchen

9' 1" x 10' 2" (2.77m x 3.11m)

A bright and spacious kitchen fitted with wooden wall, base and drawer units, complemented by white tiled splashbacks. Integrated appliances include an electric oven, stainless-steel sink with mixer tap, and a four-ring gas hob with extractor hood above. Additionally, there is space for an under-counter fridge, and glazed sliding doors open out onto the garden patio.

First floor

Stairs from the entrance hall rise to the first floor landing.

Bedroom One

9' 11" x 12' 11" (3.02m x 3.94m)

A generous double bedroom with a uPVC double-glazed window to the front aspect and fitted wardrobes providing excellent storage.

Bedroom Two

9' 9" x 8' 9" (2.98m x 2.67m)

Another spacious double bedroom with fitted wardrobes and a uPVC double-glazed window to the rear aspect, offering distant countryside views.

Bedroom Three

7' 10" x 8' 2" (2.40m x 2.50m)

This would make an ideal home office or single bedroom, featuring a uPVC double-glazed window to the front aspect.

Shower Room

7' 10" x 5' 7" (2.38m x 1.71m)

Fitted with a three-piece suite comprising a low-flush WC, white pedestal wash hand basin, and a walk-in shower featuring low-maintenance aqua-panel boarding.

Outside & Parking

Outside, the property occupies a corner plot with gardens arranged for low maintenance. Both the front and rear areas feature a blend of paved and gravelled sections, providing space for outdoor seating. The driveway offers generous off-road parking for multiple vehicles, and the single garage provides excellent storage.





Floor 0



Floor 1



Approximate total area⁽¹⁾

78.3 m²

842 ft²

Reduced headroom

0.4 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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