

**33 WEAVER CLOSE
CRICH
DERBYSHIRE DE4 5ET**



O A £200,000

An extremely well presented and extended modern semi-detached stone cottage within a highly sought after village location.

Standing within a pleasant cul-de-sac position and built of attractive reconstituted stone to a cottage style, this modern semi-detached home provides spacious two bedroomed accommodation. The original home is enhanced by ground floor extensions including ground floor shower room, utility and separate conservatory. The property is complemented by a larger than expected garden and private off street parking. Following the recent refurbishments the house offers opportunity well suited to the first time purchaser, professional couple or perhaps downsizing retirees.

Tucked away from any main road yet affording convenient access to the wide range of local shops and facilities offered within Crich and which make the village a sought after destination. There is ready access to the delights of the surrounding countryside attractions whilst good road communications lead to the neighbouring centres of employment to include Matlock, Alfreton, Belper and Chesterfield. The cities of Derby and Nottingham lie within daily commuting distance.

- Extremely well presented and extended modern semi-detached cottage
- Sought after village location
- Fitted kitchen and utility room
- Sitting Room
- Conservatory
- 2 Bedrooms and bathroom
- Ground floor shower room
- Larger than average gardens
- Off-street parking
- Viewing highly recommended



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ACCOMMODATION

A tiled porch canopy shelters an attractive front door which opens to the **Entrance Hallway** having stairs leading off to the first floor and useful storage beneath.

Fitted Kitchen – 2.27m x 2.71m (7'5" x 8'11") accessed off the Sitting Room and with front facing window, mock beamed ceiling and a ceramic tiled floor with effective woodgrain finish. The Kitchen is fitted with a range of modern cupboards and drawers plus woodgrain effect work surfaces which incorporate a 1½ bowl composite sink unit in grey. A gas-fired hob with glass base and iron pan stands is set above an integral low level oven and with a similar contemporary extractor fan above. There is complimentary ceramic splash back tiling in neutral shades.

Sitting Room – 4.16m x 3.95m (13'8" x 13'0") with decorative ceiling beams, feature brick fireplace with tiled hearth and French doors opening to the:

Conservatory – a particularly useful addition to the house providing ready access to the gardens and offering valuable additional living space. The Conservatory is upvc double glazed above low stone walls and finished with a ceramic tiled floor.

A further door off the Sitting Room opens to the:

Utility Room – 3.20m x 2.75m (10'6" x 9'1") overall and including the inset Shower Room. There is a range of modern low level and full height cupboards, display shelving, work surface and stainless steel sink unit. Plumbing for an automatic washing machine, access to the single storey void and wood grain effect ceramic tiled floor. There is the benefit of two external doors, one leading from the head of the drive giving access to the gardens.

Shower Room – 3.20m x 2.74m (10'6" x 9'0") providing a useful ground floor and second bathroom. Low flush WC, wash hand basin above a low level cupboard and double width walk-in shower cubicle with sliding glazed screens, electric shower and a modern dry board finish to the walls. Chrome ladder radiator and extractor fan.

From the Hall, stairs rise to the **First Floor Landing** having access to the roof void and doors leading off to:

Bedroom 1 – 4.16m x 2.52m (13'8" x 8'3"). A good double bedroom, rear facing and overlooking the gardens.

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Bathroom – fitted with a three piece white suite to include low flush WC, vanity wash hand basin above a modern low level cabinet and panelled bath with glass shower screen and mixer shower above. Complimentary ceramic tiling to the walls and floor plus solar tube providing additional natural light.

Bedroom 2 – 3.17m x 2.27m (10'5" x 7'6") a smaller double bedroom, front facing and with a broad built-in wardrobe. Second built-in cupboard above the bulkhead provides linen storage and sites the gas-fired combination condensing boiler which serves the central heating and hot water system.

OUTSIDE

Closer inspection reveals similar care and attention to detail has been spent in the gardens. The principal garden area is found at the rear of the house, south facing, with well stocked borders set around a central lawn within which are specimen birch and other trees. To one corner, a sitting terrace and arched walkway leading to the foot of the garden past an ornamental pond and with a **Tool Shed** at the lower boundary. The front garden is landscaped for ease of maintenance with shallow steps and shale display tiers leading to the main entrance. To the side of the house, a driveway provides parking for two vehicles and access to the Utility Room and gardens.

TENURE – Freehold.

SERVICES – All main services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band B.

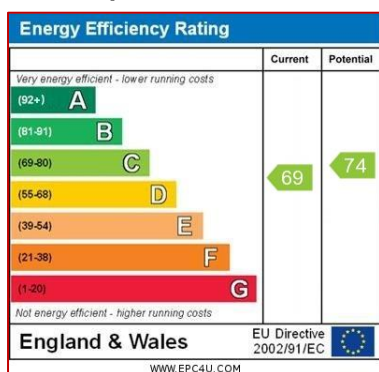
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. The vendor will not be leaving the Summer House. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 south to Cromford. At Cromford crossroads turn left into Lea Road and proceed along the bottom through Lea Bridge, up through Holloway, continuing beyond Wakebridge and onto Crich. Entering Crich on Cromford Road, proceed past the church and on approaching the memorial at the junction with Roes Lane and Bowns Hill, turn sharp right into Jeffries Lane. After 50 metres turn right again into Weaver Close and No. 33 can be found towards the top of the cul-de-sac on the left hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9576

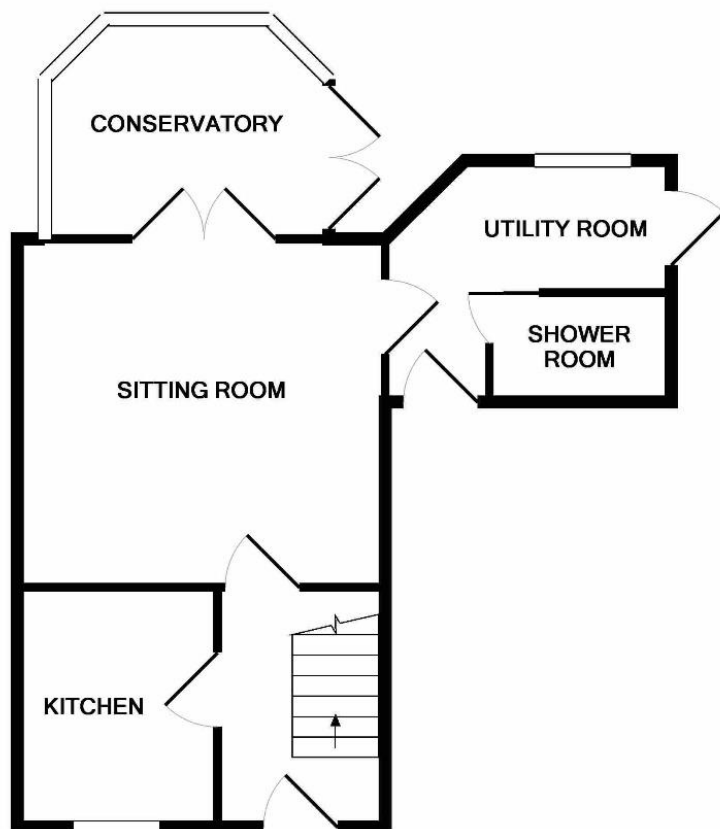
EPC Graph



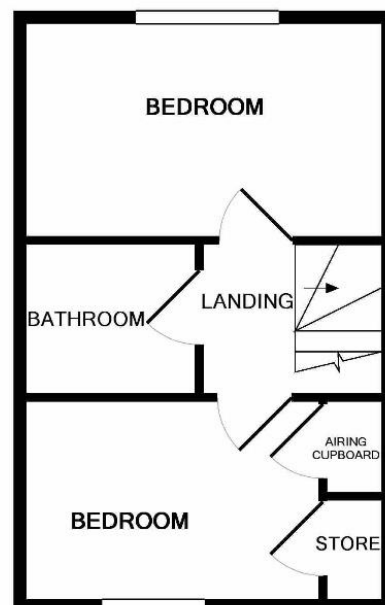
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Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 299 SQ.FT.
(27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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