



GRANT'S
OF DERBYSHIRE

22 Coalburn Crescent, Crich DE4 5QB
Offers Over £415,000

Located on the popular development of Devonshire Gardens in the desirable village of Crich is this impressive four bedroom, stone built detached property. Ideally located just a short walk into the village centre, this home is just three years old, with 7 years of an NHBC warranty remaining. The accommodation is well presented throughout & briefly comprises, entrance hallway, living room, kitchen/diner, utility room and downstairs WC to the ground floor, then to the first floor, four double bedrooms, an ensuite shower room to bedroom one and a family bathroom. The property benefits from gas central heating and uPVC double glazing throughout and has a fully enclosed rear garden which is mostly laid to lawn with a small patio, vegetable patch and timber shed. A large block paved driveway to the front provides parking for two to three vehicles and there's also an integral single garage. Video tour available. Viewing Highly Recommended.



Ground Floor

The property is accessed via the block paved driveway which leads straight to front entrance, part glazed composite door. This opens into the:

Entrance Hallway 4'2" x 14'6" (1.29m x 4.44m)

A warm and welcoming area, ideal for coat and shoe storage, with doors that open to the living room, kitchen/diner and the integral garage. A staircase rises to the first floor landing.

Living Room 10'1" x 14'5" (3.08m x 4.41m)

A cosy room with a front aspect uPVC double glazed box bay window with fitted wooden shutters. This room has ample space for family sized furniture and has double doors with glazed panels and 'perfect fit' blinds.

Kitchen/Diner 19'1" x 10'5" (5.83m x 3.20m)

A bright and spacious room perfect for entertaining guests. With wood effect laminate flooring, spotlights to the ceiling, a rear aspect uPVC double glazed window with fitted roller blind & rear aspect uPVC double glazed box bay window with french doors and 'perfect fit' blinds. The dining section of this room has ample space for a family sized dining table and chairs and the kitchen section is fitted with light grey shaker style, wall, base and drawer units with a wood effect worktop over which extends to a fantastic breakfast bar, ideal for two to three bar stools. Integrated appliances include a stainless steel one and a half bowl sink with mixer tap, a Zanussi four ring gas burning hob with stainless steel and glass extractor over, Zanussi electric oven, CDA wine cooler fridge, Zanussi dishwasher and Zanussi fridge/freezer. A feature archway leads to the:

Utility Room 5'3" x 6'11" (1.62m x 2.13m)

With a continuation of wood effect laminate flooring and a rear aspect composite door with double glazed panel & 'perfect fit' blind, providing direct access to the rear garden. There's a wood effect worktop with space below for an automatic washing machine and condensing tumble dryer if desired. A door opens to the:

Downstairs WC 5'1" x 3'0" (1.56m x 0.92m)

With wood effect laminate flooring and grey wall tiles, this room is fitted with a two piece suite consisting of white dual flush WC and corner wall hung wash hand basin.

First Floor

Stairs from the entrance hallway lead to the first floor gallery landing which has a side aspect uPVC double glazed window with fitted wooden shutters and doors which lead to all four bedrooms and the family bathroom. A further door opens to the airing cupboard which houses the indirect hot water cylinder with water heater expansion tank but also provides ample space for bed linen and towels.

Bedroom One 9'9" x 10'8" (2.98m x 3.26m)

A good sized double bedroom with a rear aspect uPVC double glazed window with fitted roller blind which overlooks the lovely rear garden. A feature archway leads to the:

Dressing Area 5'10" x 2'7" (1.80m x 0.80m)

Which has a double fitted wardrobe with sliding mirrored doors and an ample amount of hanging and storage space. A door opens into the:

En-suite Shower Room 5'10" x 5'7" (1.80m x 1.72m)

A part tiled room with a rear aspect uPVC double glazed window with obscured glass, tile effect flooring and spotlights to the ceiling. Fitted with a three piece suite consisting of corner shower cubicle with mains shower over and sliding glass doors, a pedestal wash hand basin and dual flush WC. This room also has a double panel radiator and an extractor fan.

Bedroom Two 8'9" x 13'3" (2.68m x 4.05m)

A spacious double bedroom, this time with a front aspect uPVC double glazed window with fitted wooden shutters which overlooks the front driveway & Coalburn Crescent itself.

Bedroom Three 8'6" x 11'1" (2.60m x 3.40m)

A third double bedroom with a front aspect uPVC double glazed window, also with fitted wooden shutters which overlooks the front driveway & Coalburn Crescent itself.

Bedroom Four 8'7" x 10'6" (2.62m x 3.21m)

The smallest of the bedrooms but still of double proportion, with a rear aspect uPVC double glazed window with fitted roller blind which overlooks the lovely rear garden.

Family Bathroom 6'10" x 8'4" (2.09m x 2.55m)

A part tiled room with tile effect flooring and a front aspect uPVC double glazed window with obscured glass and fitted wooden shutters. Fitted with a four piece suite consisting of panelled bathtub, pedestal wash hand basin, dual flush WC and shower cubicle with mains shower over and bifold glass door. This room also has a double panel radiator and extractor fan.

Outside & Parking

To the rear of the property is a fully enclosed garden, mostly laid to lawn with a small vegetable patch, paved patio and timber shed. To the front there is a block paved driveway providing off road parking for two to three vehicles and in turn, access to the:

Integral Garage 9'10" x 19'5" (3.00m x 5.94m)

With up and over garage door, power and light and internal door to the entrance hallway.

NHBC Warranty & Maintenance Charges

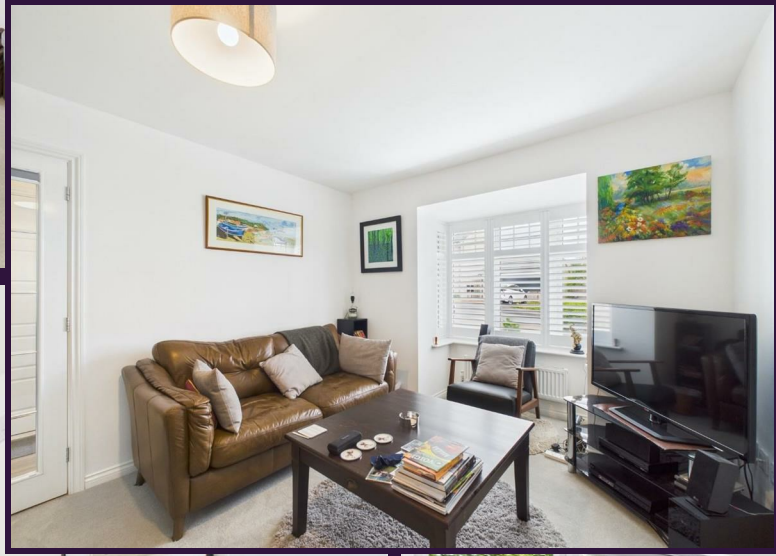
This 'Harron Homes' property was built in 2022, so still has 7 years of an NHBC warranty remaining. The current owner has advised that a maintenance company hasn't yet been appointed for the site so there have not yet been any annual fees.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band E which is currently £2799.57 per annum.

Directional Notes

From the market place in Crich take the B5035 towards Alfreton (Bowns Hill). By the market cross, the road veers around to the right (Roes Lane) and from here take the second turn on the right into Sherwood Drive. Take the third right turn into Coalburn Crescent and number 22 can be found on your right hand side as identified by our for sale board.









Floor 0



Floor 1

Approximate total area⁽¹⁾
123.1 m²
1323 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

