



GRANT'S
OF DERBYSHIRE

Frecheville Drive, Fritchley DE56 2DH
Offers Around £295,000

Grant's of Derbyshire are delighted to offer For Sale this delightful two bedrooomed semi detached bungalow which occupies a quiet cul-de-sac location within the popular village of Fritchley. The bungalow features two well-proportioned bedrooms, family bathroom and open-plan kitchen and living area. Built in 2018 and having 3 years of the LABC warranty remaining, the property benefits from gas central heating and has uPVC double glazing throughout. There is a good amount of outside space with a pleasant and fully enclosed garden to the rear and a driveway providing parking for up to two vehicles. Viewing Highly Recommended! No Upward Chain!

Location

Fritchley is a small village in Derbyshire, south of Crich and north of Ambergate. The village has a sought-after primary and nursery school, and the recently renovated Canal Inn is a short walk away (Bullbridge) which serves food and boasts its own micro brewery. There is also the Fritchley Community Association which runs regular events throughout the year. The nearby village of Crich offers an excellent range of local amenities including a chemist, baker/deli, butcher, fish and chip shop, Indian restaurant, general food store, post office, primary school and two village inns. Fritchley is convenient for Belper (four miles to the south), Matlock (eight miles to the north-west), Ashbourne (twelve miles) Nottingham (approx. sixteen miles to the east) all with a wider variety of amenities. There is also easy access onto the A38 with Derby city centre located approx. twelve miles to the south offering a comprehensive range of amenities. Alfreton train station offers connections to Nottingham and the North, whilst Ambergate station has an hourly service to Derby, Nottingham and Matlock.

Ground floor

To the front of the property, a paved ramp leads to the entrance door with glazed panel opens into the

Entrance Hallway 13'5" x 3'10" (4.09 x 1.19)

With doors opening to all rooms and a useful built in storage cupboard. A door to the right opens into the

Bedroom One 11'6" x 10'0" (3.53 x 3.06)

A spacious double bedroom to the front aspect with built-in wardrobe with hanging rail and storage cupboards above.

Bedroom Two 9'8" x 9'8" (2.96 x 2.96)

Another good sized double bedroom to the front aspect with double glazed windows.

Bathroom 8'9" x 6'10" (2.68 x 2.10)

With slate grey tiled flooring, this modern part tiled bathroom is fitted with a white four piece suite comprising dual flush WC, pedestal wash hand basin with mixer tap and tiled splash back, panelled bath and shower cubicle with mermaid marble effect shower panel and waterfall shower. The room is lit by inset spotlights and there is a ladder style heated towel rail and window to the side aspect.

Open Plan Kitchen/Living Room 24'2" x 13'6"

(7.39 x 4.12)

A door from the entrance hallway opens into the open plan kitchen/living space with French upvc doors to the rear garden offering a spacious and inviting environment that blends indoor and outdoor living seamlessly. The kitchen is fitted with a range of contemporary wall, base and drawer units with wood effect worktop over and up stands. Integrated appliances include fridge, freezer, AEG electric oven with four ring gas hob and extractor hood above. The sink with swan neck mixer tap is ideally situated beneath a window to the rear aspect with a pleasant outlook of the garden. The living area flows naturally from the kitchen, creating a multifunctional space perfect for relaxation or family gatherings.

Outside/Parking

The rear garden presents a spacious outdoor space, mostly laid to lawn with bordering plants and seasonal blooms. A paved patio area providing space for outside furniture, perfect for al fresco dining. The garden also includes space for a storage shed and a gate provides access to the drive providing parking for two vehicles.

Additional Information

There is a large private grass field area which is for the use of residents of Frecheville Drive only. There a small (circa £350) annual service charge paid by each household for the upkeep of the area. There a pathways, trees and a pond. The area is surrounded by dry stone walling and access is via a gate from Frecheville Drive.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1267.12 per annum.

Directional Notes

If entering Crich on the B5023 from Wirksworth/A6, turn right on arriving at the Market Place and drive along The Common in the direction of Ambergate. Upon reaching Fritchley take the second turning on the left into Frecheville Drive and number 7 is on the left hand side.





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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [82-100] A	97	Very environmentally friendly - lower CO ₂ emissions [82-100] A	
[81-61] B	83	[81-61] B	
[60-40] C		[60-40] C	
[59-40] D		[59-40] D	
[39-40] E		[39-40] E	
[21-38] F		[21-38] F	
[1-20] G		[1-20] G	
Not energy efficient - higher running costs [1-20] G		Not environmentally friendly - higher CO ₂ emissions [1-20] G	
England & Wales		EU Directive 2002/91/EC	

