

# Fletcher & Company

15 Coalburn Crescent, Crich, Belper, Derbyshire, DE4  
5QB

Offers In Excess Of £500,000  
Freehold



- Attractive Stone-Built Six Bedroom Detached Residence
- Ideal Family Home
- Versatile & Well Presented Accommodation
- Entrance Hall, Fitted Guest Cloakroom
- Spacious Lounge, Family/Dining Room
- Large Open Plan Dining Kitchen & Utility Room
- Master Bedroom with En-Suite Shower Room & Dressing Area
- Two Double Bedrooms Sharing a Jack & Jill Shower Room & Family Bathroom
- Impressive Landscaped Garden
- Good Sized Driveway & Integral Double Garage





## Summary

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Attractive stone built six bedroom detached residence occupying an exclusive estate in the pretty village of Crich in Derbyshire.

The property is ideal for a large family, set back behind a lawned fore-garden with adjacent driveway for three vehicles and access to the integral garage. To the rear of the property and a true feature of this sale, is an attractive landscaped garden.

Internally, the accommodation briefly comprises entrance hall, fitted guest cloakroom, spacious lounge with feature fireplace, separate dining/family room, superb open plan breakfast kitchen and a utility room. The first floor feature galleried landing leads to a master bedroom with dressing area and en-suite shower room, two double bedrooms share a Jack and Jill shower room, three further bedrooms and a family bathroom.

# F&C

## **The Location**

Crich is an attractive village on the edge of the Derbyshire Dales surrounded by beautiful open countryside. The village itself offers a good selection of amenities including shops and a primary school and is also well known for the National Tramway Museum as well as Crich Stand. The location also offers easy access to other nearby towns including Matlock and the city of Derby.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

13'1" x 6'9" (4.00 x 2.07)

Panelled and double glazed entrance door provides access into the hallway with central heating radiator, stone effect floor covering, staircase leading to the first floor with feature balustrade and under-stairs storage cupboard, glazed and leaded door to the dining kitchen and twin glazed and leaded doors opening into the impressive lounge.

## Impressive Lounge

17'7" x 12'10" (5.37 x 3.92)

With a beautiful feature fireplace incorporating a granite effect hearth and surround with living flame gas fire, two central heating radiators, tv and telephone points, double glazed window to the side and feature double glazed box bay window to the front.



### Dining/Family Room

12'8" x 11'7" (3.87 x 3.55)

With central heating radiator, double glazed French doors with matching side lights opening onto the impressive landscaped rear garden and twin glazed and leaded doors opening into the superb open plan dining kitchen.



### Superb Open Plan Dining Kitchen

19'8" x 12'2" (6.01 x 3.72)



### Dining Area

A spacious dining area with central heating radiator, tv point and double glazed French doors with matching side lights opening onto the rear garden.

### **Kitchen Area**

Fitted with an extensive range of wood effect preparation surfaces with matching upstands, inset one and a quarter Franke stainless steel sink unit with mixer tap, cream fitted base cupboards and drawers with complementary wall mounted cupboards, plinth lighting, integrated five plate gas hob with extractor unit over, built-in double oven with grill, integrated fridge/freezer, dishwasher and wine fridge, recessed ceiling spotlighting, double glazed window to the rear and panelled door to the utility room.



### **Utility**

12'1" x 7'0" (3.70 x 2.15)

With the continuation of wood effect worktop with appliance space beneath suitable for a washing machine and tumble dryer, panelled and double glazed door to the garden, integral door to the garage and panelled door to the fitted guest cloakroom.

### **Fitted Guest Cloakroom**

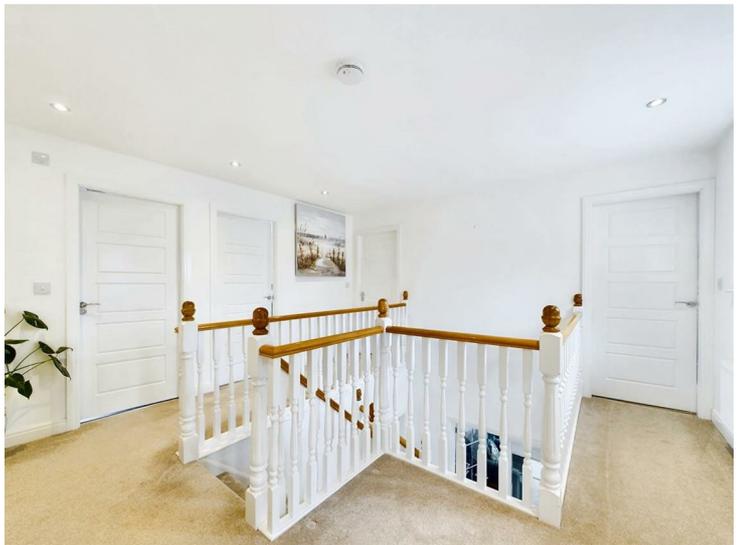
6'5" x 3'4" (1.98 x 1.03)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to the side.

### **First Floor**

#### **Landing**

A most impressive feature galleried landing with central heating radiator, recessed ceiling spotlighting, airing cupboard, double glazed window to the front and doors to six bedrooms and family bathroom.



### Master Bedroom

17'5" x 11'8" (5.31 x 3.56)

With central heating radiator, dressing area incorporating fitted wardrobes with sliding mirrored doors and door to the en-suite shower room.



### En-Suite Shower Room

8'1" x 5'6" (2.47 x 1.69)

Partly tiled with a white suite comprising low flush WC, wash handbasin, good sized shower cubicle with integrated shower, chrome towel radiator and double glazed window to the side.



### Bedroom Two

13'4" x 10'4" (4.08 x 3.17)

With central heating radiator, two double glazed windows to the front and door to the Jack and Jill en-suite shower room.



### Jack & Jill Shower Room

9'3" x 6'5" (2.83 x 1.98)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle with a stylish tiled surround and integrated shower, recessed ceiling spotlighting, double glazed window to the side and door to bedroom three.



### Bedroom Three

11'10" x 10'7" (3.61 x 3.25)

With central heating radiator and double glazed window to the rear.



#### **Bedroom Four**

12'10" x 11'0" (3.92 x 3.37)

With central heating radiator and two double glazed windows to the front with pleasant views in the distance.



#### **Bedroom Five**

9'3" x 9'2" (2.84 x 2.80)

With central heating radiator and double glazed window to the rear.



#### **Bedroom Six**

9'0" x 7'3" (2.76 x 2.22)

With central heating radiator and double glazed window to the front, again with impressive views.



### **Family Bathroom**

9'2" x 6'9" (2.81 x 2.07)

Well appointed with a white four-piece suite comprising low flush WC, pedestal wash handbasin, panelled bath, separate shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to the rear.



### **Loft Space**

Accessed via a loft ladder, partially boarded with lighting.

### **Outside**

#### **Front Garden & Driveway**

To the front of the property is a block paved driveway providing off road parking for three vehicles and access to the integral double garage adjacent to a pleasant lawn with herbaceous borders and hedging continuing to the side of the property.

## Landscaped Rear Garden

To the rear of the property is a fabulous landscaped walled garden featuring an impressive Indian stone shaped terrace, lawn incorporating a rockery/water feature with fountain, herbaceous borders containing plants and shrubs, raised beds and a gravelled pathway. The garden is a true asset to the sale of this property which also benefits from outdoor power.



**Integral Garage**

19'10" x 18'9" (6.05 x 5.74)

**Council Tax Band G - Amber Valley**

**Utility**  
7'0" x 12'1"  
2.15 x 3.70 m

**WC**  
3'4" x 6'5"  
1.03 x 1.98 m

**Kitchen**  
19'8" x 12'2"  
6.01 x 3.72 m

**Family/  
Dining Room**  
11'7" x 12'8"  
3.55 x 3.87 m

**Integral Garage**  
18'10" x 19'10"  
5.74 x 6.05 m

**Hallway**  
6'9" x 13'1"  
2.07 x 4.00 m

**Lounge**  
12'10" x 17'7"  
3.92 x 5.37 m

Floor 0

**Approximate total area<sup>(1)</sup>**  
1236.23 ft<sup>2</sup>  
114.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

**Bathroom**  
6'9" x 9'2"  
2.07 x 2.81 m

**Bedroom Three**  
10'8" x 11'9"  
3.25 x 3.61 m

**Bedroom Five**  
9'3" x 9'2"  
2.84 x 2.80 m

**Bedroom One**  
11'8" x 17'5"  
3.56 x 5.31 m

**Jack & Jill  
Shower Room**  
9'3" x 6'6"  
2.83 x 1.98 m

**En-Suite**  
5'6" x 8'1"  
1.69 x 2.47 m

**Approximate total area<sup>(1)</sup>**  
1073.64 ft<sup>2</sup>  
99.74 m<sup>2</sup>

**Bedroom Two**  
10'4" x 13'4"  
3.17 x 4.08 m

**Bedroom Six**  
7'3" x 9'0"  
2.22 x 2.76 m

**Landing**  
13'2" x 13'4"  
4.02 x 4.07 m

**Bedroom Four**  
12'10" x 11'0"  
3.92 x 3.37 m

(1) Excluding balconies and terraces

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GIRAFFE 360

Floor 1



Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

15 Coalburn Crescent  
Crich  
Belper  
Derbyshire  
DE45QB

Council Tax Band: G  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	