



Yokecliffe Avenue, Wirksworth, Matlock, Derbyshire DE4 4DJ

3 1 1 EPC

Offers Over £275,000

P I N E W O O D



**Yokecliffe Avenue
Wirksworth
Matlock
Derbyshire
DE4 4DJ**



Offers Over £275,000

**3 bedrooms
1 wet room
1 reception**

- NO CHAIN - SITUATED ON THE EDGE OF THE PEAK DISTRICT - BEAUTIFUL VIEWS
- CUL DE SAC - POPULAR RESIDENTIAL ESTATE
- SINGLE DETACHED GARAGE AND BLOCK PAVED GATED DRIVEWAY PARKING FOR UP TO THREE CARS
- L-SHAPED LOUNGE DINER WITH UPVC DOORS LEADING OUT TO THE GARDEN
- FULLY ENCLOSED SOUTH FACING PLEASANT GARDEN WITH PATIO, LAWN AND FLOWER BORDERS
- WET ROOM WITH WHITE SUITE AND WALK IN SHOWER
- WALKING DISTANCE TO THE TOWN CENTRE OF WIRKSWORTH
- CLOSE TO CARSINGTON WATER, ROUTES INTO CROMFORD, MATLOCK, DERBY AND AMBERGATE
- MODERN KITCHEN WITH SPACE/PLUMBING FOR A WASHING MACHINE AND COOKER
- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM

NO CHAIN - NESTLED ON A QUIET CUL DE SAC IN THE PEAK DISTRICT

LITTLE GEM.....Pinewood Properties are delighted to offer this THREE BED DETACHED BUNGALOW nestled on a quiet cul de sac on this popular residential estate in this sought after location. Wirksworth is a small, unspoilt vibrant market town on the edge of the peak district, with a wealth of historic properties and providing most everyday amenities, including a good selection of shops, schooling and a health centre. It is also close to Carsington Water, with its associated sporting activities, whilst the towns of Matlock, Ashbourne, Bakewell, Belper, Chesterfield and the city of Derby are all within easy travelling distance.

The bungalow is brick built and it benefits from gas fired central heating and uPVC double glazing. It is situated within minutes travelling distance by car of the town centre, which can also be reached by a pleasant walk through "The Meadows". The property is entered into the hall with storage cupboard, modern kitchen, two double bedrooms, one single bedroom, wet room and a spacious L-shaped lounge diner with uPVC doors leading out to the private south facing and fully enclosed pleasant well established garden with patio and lawn. To the front is an area having been gravelled for low maintenance with bushes, driveway and additional gated driveway leading to the single garage. This must be viewed to be appreciated!

****VIDEO TOUR AVAILABLE - TAKE A TOUR****

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

ENTRANCE HALL

The property is entered through the wooden side door into the hallway with storage/airing cupboard.

KITCHEN

9'2" x 8'8" (2.80 x 2.66)

The modern kitchen has a good range of shaker fronted base and wall units with complimentary laminated worktops incorporating a stainless sink with chrome taps, space/plumbing for a washing machine, space for a fridge and cooker, ceramic wall tiling, uPVC double glazed window, painted décor and radiator.

LOUNGE DINER

21'5" x 18'10" (6.55 x 5.75)

The L-shaped lounge diner has a uPVC bay window, skylight, two radiators, television and telephone point, painted décor and uPVC doors leading out to the rear garden.

WET ROOM

6'11" x 6'0" (2.12 x 1.85)

The part tiled wet room has a white suite comprising a cistern flush w.c, pedestal hand basin with taps and walk in shower area. With extractor, wall mounted radiator and uPVC frosted window.

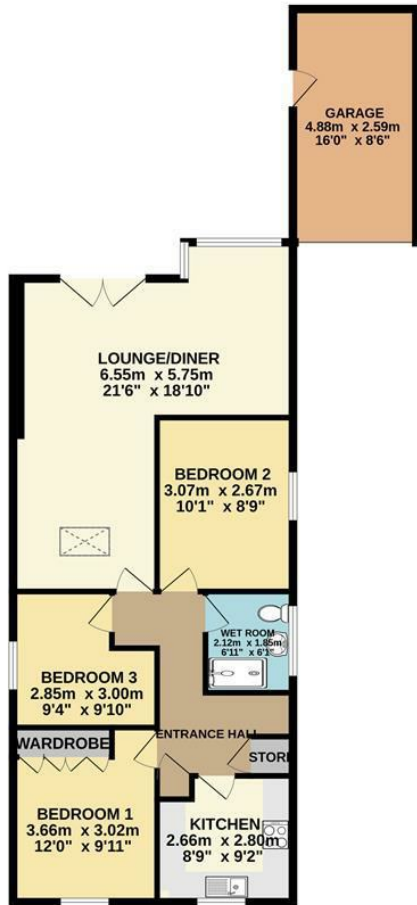
BEDROOM ONE

12'0" x 9'10" (3.66 x 3.02)

This double bedroom to the front aspect has carpet, painted décor, radiator, wardrobes and uPVC window.



GROUND FLOOR
90.5 sq.m. (974 sq.ft.) approx.



TOTAL FLOOR AREA : 90.5 sq.m. (974 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
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ESTAS
WINNER



CHESTERFIELD
HIGH STREET
AWARDS
WINNER



BEDROOM TWO

10'0" x 8'9" (3.07 x 2.67)

This double bedroom has carpet, painted décor, radiator and uPVC window.

BEDROOM THREE

9'10" x 9'4" (3.00 x 2.85)

This single bedroom has carpet, painted décor, radiator and uPVC window.

SINGLE DETACHED GARAGE

16'0" x 8'5" (4.88 x 2.59)

The single detached garage has up and over door, lighting, power and side door access to the rear garden.

OUTSIDE

The front garden has been pebbled for ease of maintenance with a good selection of established shrubs, flowers, plants and ornamental trees with a wide, block paved driveway leading to a pair of wooden gates, beyond which a further driveway leads to the single garage. There is an outside cold water tap and lighting. The rear garden comprises a fully enclosed patio directly behind the bungalow with an area of lawn flanked by flower and shrub borders. The garden is protected by close-boarded fencing and hedging to give a high degree of privacy.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

GENERAL INFORMATION

Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC

Total Floor Area: 974.00 sq ft/ 90.5 sq m (including garage)

Gas Central Heating:

uPVC Double Glazing

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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