



**Derby Road,
Wirksworth, DE4 4AR**
Auction Guide £285,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £285,000. Auction ends at 1pm on 21st May 2024

Located within a short stroll of schools, the town centre and countryside walks, this is a splendid family home. Packed with lots of attractive features including a wonderful dining kitchen, a veranda overlooking the well-stocked and well-loved rear garden, lots of off-road parking and a workshop, there's something for all the family.

On the ground floor, the home has been extended to create a larger kitchen-diner and a downstairs shower room with WC. You now enter through a long utility hallway and step right into the huge dining kitchen. An inner hallway leads through to the lounge and shower room. On the first floor are two spacious double bedrooms, a single bedroom and family bathroom. The loft above has power, lighting and a Velux window and has been used as a home office. The home has a large rectangular front garden and wonderful verdant rear garden and workshop, with private parking for up to four cars beyond.

Wirksworth is a thriving small market town packed with independent traders, a good range of pubs, cafes and restaurants, an independent cinema and renowned annual arts festival. The town is nestled within the Derbyshire Dales and local attractions including Carsington Water, the National Stone Centre and High Peak Trail are all within 2-5 miles of the town. The market towns of Matlock, Bakewell, Buxton and Ashbourne as well as Chatsworth House and the delights of the Peak District are all within a short drive.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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Front of the home



Elevated and set well back from the road, the home is of brick and tile construction and has been extended to the front and side. A traditional dry stone wall forms the boundary to the front garden, which has a lawn and raised planted border on the right with sycamore and whitebeam trees. A wide brick paved path has three sunken flower beds. Four steps and a ramp lead up to the elevated patio in front of the home, facing back west over the garden. There is an outside light and hidden space for bin storage. A covered canopy porch is over the entrance to the half-glazed front door. This leads through to the entrance hallway/utility room.

Utility - Entrance Hallway

33'5" x 5'4" (10.2 x 1.65)

This long entrance to the home is the perfect place to kick off muddy boots and hang coats after a hearty local walk. The floor has hard-wearing carpet tiles and there are two radiators and three ceiling light fittings in this extended space. On the left are fitted floor-to-ceiling cupboards with shelving and, further along, worktop space with cabinets below, plus space and plumbing for a washing machine. There are power points and space for a fridge-freezer too. A door at the far end leads to the veranda overlooking the rear garden and a glazed uPVC door into the dining kitchen.

Dining Kitchen

19'6" x 17'10" (5.95 x 5.45)



We adore this impressive extended and upgraded dining kitchen. It's the showpiece room in this home and is a great place for family and friends to gather. There is a ceramic tiled floor and two distinct kitchen areas with lots of worktop space and high- and low-level cabinets in both parts. On the left, a modern 1.5 sink and drainer with chrome mixer tap is located in front of the east-facing window looking out to the colourful, flourishing garden. If you can resist deliberately washing up just to take in the views, then there's an integrated CDA dishwasher to ease the load.

Across to the right is a large L-shaped additional kitchen space which has yet more worktop space and cabinets. The

Rangemaster is included in the sale and has a five ring hob, oven, grill and warming oven with extractor fan over. There is an integrated full-height fridge freezer. The kitchen has three ceiling light fittings and - like all rooms in the home - skirting boards.

The dining area is nestled neatly between the kitchen and veranda, with a door leading directly out to that outside space. The room is carpeted and has space for a six-seater dining table. There are three wide windows letting natural light in and wall lights too. Two radiators complete this spacious, impressive room.

Inner Hallway

With the recent reconfiguration of the home, the previous entrance hallway is now a wide and useful inner hallway, with matching white doors with chrome handles (as found throughout this home) leading to the lounge and downstairs shower room. The hallway is carpeted and has a good open space beneath the stairs. There is a radiator and ceiling light fitting and stairs up to the first floor.

Lounge

15'10" x 12'2" (4.85 x 3.72)



Extended at the front and with a large window facing west, this room benefits from the afternoon and evening sun. High quality decor and a high ceiling give this room a sophisticated feel. The room is carpeted and has three alcoves, a radiator and ceiling light fitting. The plan when extending was that this room would be a downstairs bedroom to make use of the adjacent shower room so this would suit a family seeking a home with a comfortable annexe, because this would be perfectly located within the main home.

Shower Room

8'6" x 3'11" (2.6 x 1.2)

With underfloor heating, this newly-created shower room has ceramic floor tiles and floor-to-ceiling ceramic tiles on the walls. The mains-fed shower has sliding glass doors. The ceramic sink with chrome mixer tap sits atop a cabinet and the ceramic sink has an integrated flush. There is a useful cupboard with shelving and space for a vacuum cleaner, which houses the Worcester boiler. The bathroom has recessed ceiling spotlights.

Stairs to first floor landing

The carpeted stairs have a banister on the right and handrail on the left. At the right turn two steps down from the landing, a wide double-glazed window provides views to Bolehill and the

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hilly countryside to the north and east. Above is a loft hatch leading into the extensive loft, which is currently used as a home office, having lighting, power and a Velux window. Doors lead into the family bathroom and three bedrooms.

Family Bathroom

8'0" x 7'3" (2.45 x 2.22)



The mains-fed shower sits within a cubicle with curved glass shower doors. The floor has ceramic tiles and there are floor-to-ceiling tiled walls. The sink has a chrome mixer tap and there is a ceramic WC with integrated flush. The bathroom also has a radiator, wide frosted double-glazed window, tall storage cabinet and ceiling light fitting.

Bedroom One

12'1" x 9'10" (3.7 x 3)



This is a lovely, bright and airy room with magnificent panoramic views of the hilly countryside beyond the town's edge. This great double bedroom is carpeted and has deep wardrobes integrated into the two alcoves, a radiator and ceiling light fitting.

Bedroom Two

11'1" x 10'11" (3.4 x 3.35)



Situated at the front (west) of the home, this bedroom gets the afternoon and evening sun. It's another spacious double bedroom which benefits from the fitted wardrobes on each side of where a bed would naturally go, together with a bookshelf above. The room has a wide triple window to bring all that natural light in and also has a radiator and ceiling light fitting.

Bedroom Three

7'6" x 6'10" (2.3 x 2.1)



Currently used as a home office, this is a nice bright room with exposed floorboards. The room would also be perfectly suitable as a single bedroom or nursery and has a radiator and ceiling light fitting.

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Veranda



This peaceful elevated seating area is accessed directly from the dining room and from the utility hallway. The veranda is paved and has a low-level wall and timber-framed canopy above. It's the perfect place to unwind and enjoy the views of the beautiful rear garden.

Rear Garden

Welcome to this gardener's paradise! From the veranda, take 12 steps down to the rear garden, aided by a timber handrail on the right. The beautiful, mature gardens have been lovingly tended over a long period of time, so you will be the beneficiary of a splendid natural sanctuary. Gravel and stepping stone paths meander through the lawn, with several raised planted borders and lots of trees including sycamore, cedar, apple and holly.

Further on, a purpose-built raised decking area looks back towards the house. A timber fence on the right forms the border. A graveled area at the far end is perfect for outdoor dining with space for a table and barbecue. There is also a greenhouse and outdoor tap.

A substantial workshop has a secure door, windows to three sides, power and lighting.

A timber fence leads through to the private parking area, which is accessed down a separate private road. There is plenty of space here for four vehicles to park in front of the large timber shed. There is also an EV charging point and large raised planted area on the left.

Auctioneers' Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any

marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

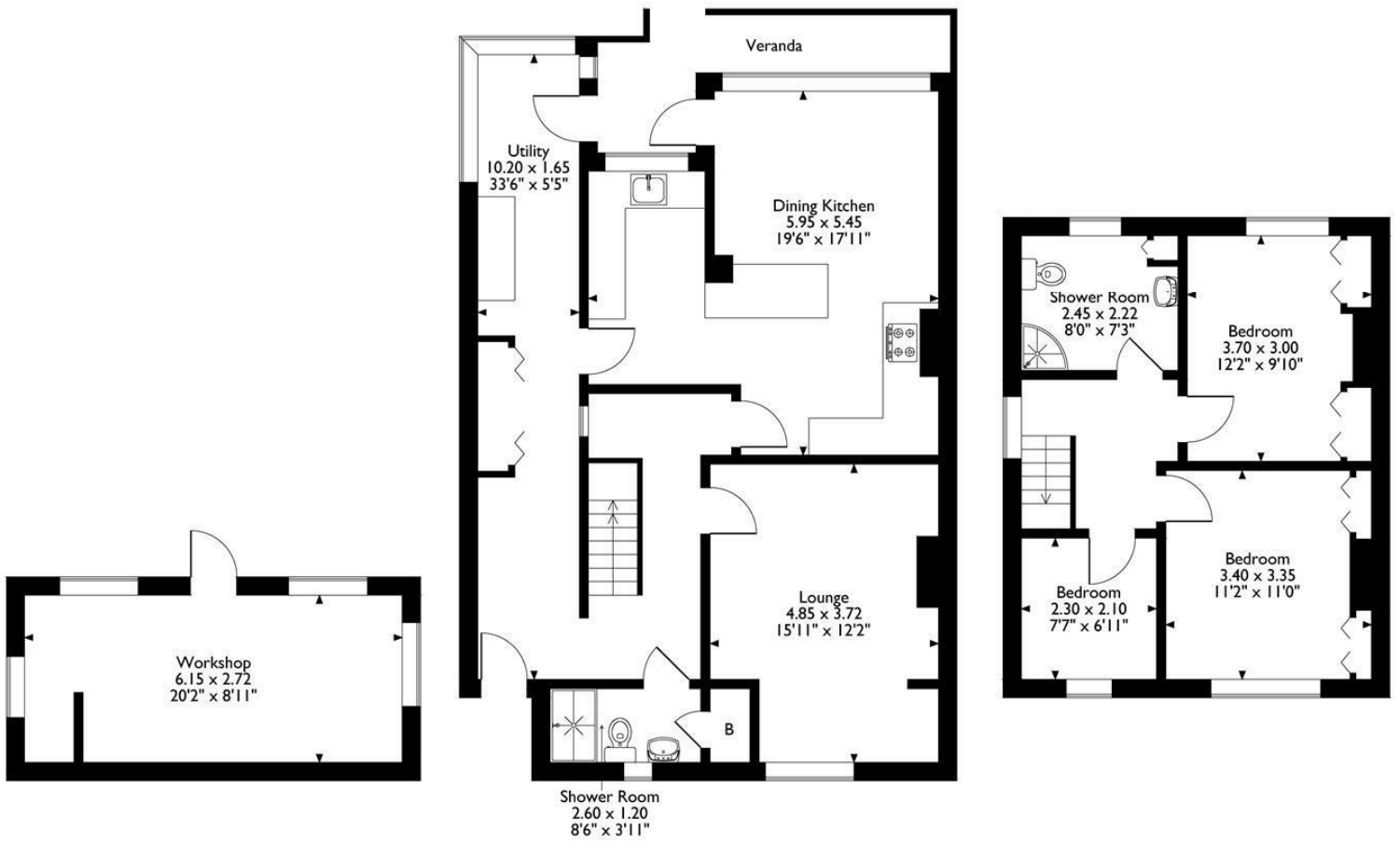
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Roseville
Approximate Gross Internal Area
137 Sq M / 1475 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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