



Pillar Butts, Wirksworth, DE4 4NN

This splendid family home includes a separate detached one bedroom property and substantial games/social room. Occupying a large corner plot in the highly popular cul-de-sac Pillar Butts, the home has a large garden and private driveway with space for five or more vehicles to park. The home has been upgraded frequently and includes an enlarged breakfast kitchen, new boiler and new utility room and WC.

On the ground floor is a spacious lounge, the bright open plan breakfast kitchen, separate dining room (still with plenty of space to have a home office), utility room and WC. On the first floor are three bedrooms and the family shower room.

The separate one bedroom property includes a large open plan lounge-kitchen-diner, bedroom and shower room. It would make a fantastic holiday home - or, with the shower room, perhaps a personal training gym, salon or other small business.

Being on a corner plot, the large garden includes a bespoke detached games and social room that was constructed in 2021, together with a large insulated shed, wide outdoor dining patio and neat, well-kept lawn.

Pillar Butts is located within a 10 minute walk of the town centre, schools, leisure centre and medical centre. Within 5-10 minutes' walk, you can be in open countryside too. The High Peak Trail traverses the northern edge of the town and attractions including Carsington Water, The Heights of Abraham, Chatsworth House and the market towns of Matlock, Ashbourne, Belper and Bakewell are within easy reach.

- Detached 3 bedroom house and detached 1 bedroom property
- Substantial corner plot with large garden
- Parking for 5+ vehicles
- Large detached games/social room
- Splendid views to hilly countryside
- Council Tax band C for house and A for annexe
- Additional property could be holiday let, salon, personal gym, etc
- Spacious kitchen-diner
- Brand new boiler
- EPC Rating B

£459,995

Pillar Butts, , Wirksworth, DE4 4NN

Front of the home

Located in the top-right corner of the very popular cul-de-sac, a tarmac drive has space for five or more vehicles to comfortably park in front of the main house and detached property. Both properties are of standard brick and tile construction and are modern and well-insulated. On the main home, a wide canopy porch over the lounge bay window and front door offers shelter. There is a wall-mounted letterbox and outside light and you enter the home through a part-glazed composite door into the entrance porch.

Entrance Porch

With a nice lush carpet to enter the home upon, this useful space has room to hang coats and kick off boots after a hearty local walk. There is a radiator and ceiling light fitting, with stairs leading up to the first floor and a door into the lounge.

Lounge

13'5" x 12'9" (4.1 x 3.9)

This spacious room has a wide and deep north-facing bay window which floods light in. There is lots of room for seating, other furnishings and a large wall-mounted TV. The room has two radiators, skirting boards, a ceiling light fitting and two additional wall-mounted lights. A door leads through to the dining kitchen.

Dining Kitchen

16'0" x 11'1" (4.9 x 3.4)

The current owners have created this spacious room by combining the former dining room and kitchen. It is now a splendid open room which is a perfect gathering space for friends and family in the heart of the home. Having south-facing French doors and a wide window above the sink, the room is flooded with natural light.

The U-shaped kitchen on the right has lots of high and low level cabinets, including within the breakfast bar peninsula, together with lots of worktop space too - ideal for small appliances and food preparation. On the left are more cabinets and worktops, plus room for a large American-style fridge-freezer.

The kitchen itself includes that breakfast bar, with space for 4-5 stools beneath the counter. The integrated stainless steel sink and drainer with chrome mixer tap is located beneath the south-facing window looking out over the rear garden. To the right is an integrated AEG double oven at chest height, together with a four-ring gas hob with brushed chrome extractor fan above. Underneath the worktop is space and plumbing for a dishwasher. The worktops have tiled splashbacks.

The room also has a radiator, two ceiling light fittings, a quality tiled floor and a large under-stairs cupboard. A door leads through to the utility room, dining room and downstairs WC.

Dining Room

15'7" x 7'6" (4.75 x 2.3)

This is a perfect multi-functional room which is currently used as both a dining room and home office. It could also be a playroom or a downstairs bedroom. With oak-effect veneer flooring, the windows facing out to the north and west bring lots of natural light in. The room has a radiator, ceiling light fitting, skirting boards and a hatch up into a useful boarded loft space.

Utility Room

7'8" x 6'4" (2.35 x 1.95)

The quality tiled floor flows directly through from the dining kitchen into this very useful utility room. On the right is worktop space with an integrated stainless steel sink and drainer, with chrome mixer tap. There is space and plumbing beneath for a washing machine and tumble dryer. Wall-mounted high level cabinets are situated on both sides of the room. One of these houses the brand new Ideal Instinct boiler, which was fitted in October 2023. A glazed uPVC door leads directly out to the rear garden and the room has a south-facing window, radiator and ceiling light fitting.

Downstairs WC

4'3" x 4'3" (1.3 x 1.3)

Having been updated this autumn, this room has a tiled floor and feature wallpaper. There is a ceramic capsule WC with integrated flush and a ceramic sink with heritage-style taps and a cupboard unit below. The room also features a chrome vertical heated towel rail, frosted double-glazed window and recessed ceiling spotlights.

Stairs to first floor landing

One of the things we love about homes in Pillar Butts are the stairs! They're always nice and wide and shallow...a pleasant ascent to the first floor. The stairs and landing are carpeted and there is a handrail on the right. At the landing is a west-facing window and a loft hatch above, together with a ceiling light fitting. Doors lead to the three bedrooms, the family shower room and a useful storage cupboard with lots of shelving.



Bedroom One

13'5" x 10'7" (4.1 x 3.25)

This very spacious double bedroom has wonderful north-east facing views over rooftops to the hilly countryside of the Ecclesbourne Valley. The room has lots of storage thanks to a fitted double wardrobe with mirrored sliding doors and a large over-stairs cupboard. The room is carpeted and has a ceiling light fitting, skirting boards and radiator.

Shower Room

6'2" x 5'8" (1.89 x 1.75)

Modern and recently updated, the sleek and stylish bathroom has eye-catching easy-clean vinyl walls. On the left, the large shower cubicle has curved glass doors and, within, a mains-fed shower with rainforest shower head and separate hand-held attachment. The contemporary modern rectangular sink and chrome mixer tap sit atop a glossy white cabinet. The capsule ceramic WC has an integrated flush. The shower room also has a wide frosted double-glazed window, chrome vertical heated towel rail, recessed spotlights and an oak-effect vinyl floor.

Bedroom Two

9'0" x 8'8" (2.75 x 2.65)

With a very open feel and south-facing views over the rear garden, this is a good-sized single or small double bedroom. The room is carpeted and has skirting boards, a radiator, ceiling light fitting and space for a large wardrobe or other furniture.

Bedroom Three

8'8" x 6'10" (2.65 x 2.1)

Also located at the rear of the home, this bedroom has more south-facing views over the rear garden. This single bedroom is carpeted and has a radiator, ceiling light fitting and skirting boards.

Games Room

21'9" x 15'1" (6.65 x 4.62)

We adore and, frankly, are quite jealous of this magnificent games and social room! Constructed in 2021, it is a stylish spacious room suitable for a variety of uses. It is currently set up as a games and cinema room with standalone bar...but could easily also be used as a home office and children's play room or teenage den. This entertainment space is perfect for friends and family to gather, especially as it is just off the outdoor dining patio and rear garden.

We love the funky pallet feature wall, oak-effect vinyl flooring and power points dotted all around which offer the opportunity for flexible room layouts. Wide double French doors open out to the dining patio and rear garden.

Rear Garden

Accessed from the dining kitchen, utility room, games room and the side passage, the rear garden occupies this huge south-facing corner plot. Immediately in front of the kitchen and stretching right to the detached games room is a wide dining patio - the perfect place for friends and family to mingle. A low-level brick wall and two steps lead up to the neat rectangular lawn, which is bounded on three sides by a timber fence. In the top-right corner is a substantial insulated shed and, in front, are planted borders with a range of colourful flowers. Two tall poles in the garden are positioned to erect a large sail canopy for shelter on sunny days.

Additional One Bedroom Property

A small fence marks the demarcation between the large driveway and the front of this property.

Detached Property - Lounge-Diner

20'2" x 17'6" (6.15 x 5.35)

This lovely large room has an oak veneer floor and tall ceiling with two light fittings. French doors with full-height glazed panels on each side offer great views out towards the Ecclesbourne Valley to the east and bring lots of natural light flooding in. The lounge area has a radiator and lots of room for furniture including a wall perfect for a large wall-mounted TV.

The U-shaped kitchen has plenty of worktop space, within which is an integrated stainless steel sink and drainer with chrome mixer tap. There are high and low-level cabinets and a breakfast bar. An integrated Lamona electric oven and four-ring gas hob has a brushed chrome extractor fan over. There is also space for an American fridge freezer and more storage units.

Detached Property - Bedroom

10'1" x 9'10" (3.09 x 3.02)

With windows facing to the south and east, this carpeted double bedroom has a double fitted wardrobe with sliding mirrored doors. The room is carpeted and has a ceiling light fitting and radiator.

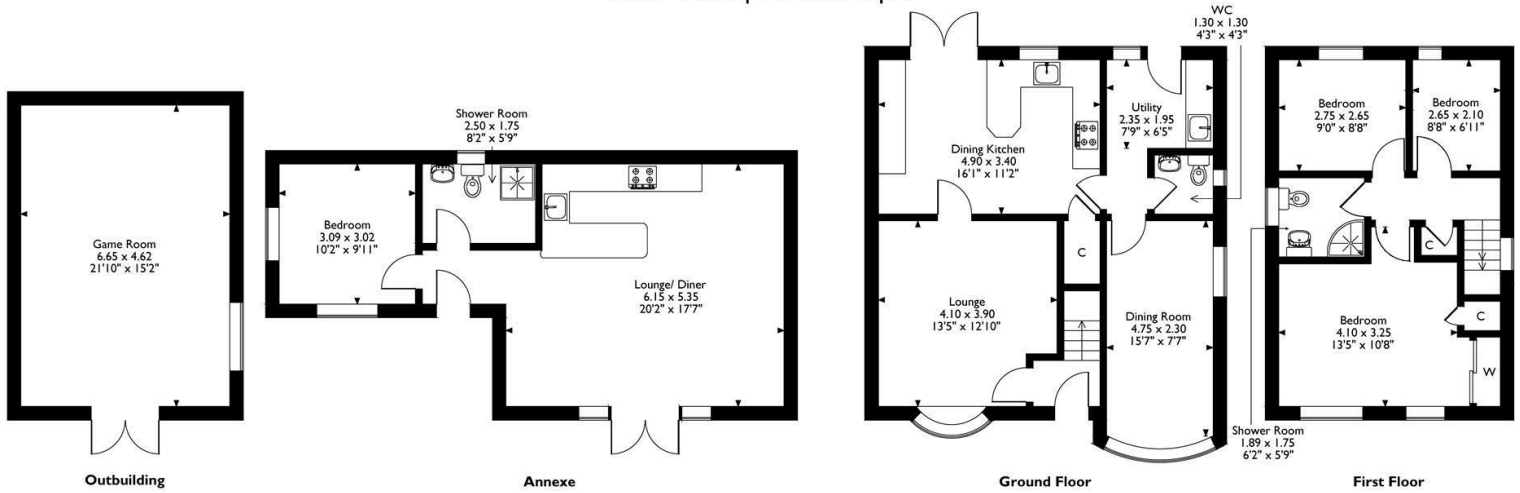
Detached Property - Shower Room

8'2" x 5'8" (2.5 x 1.75)

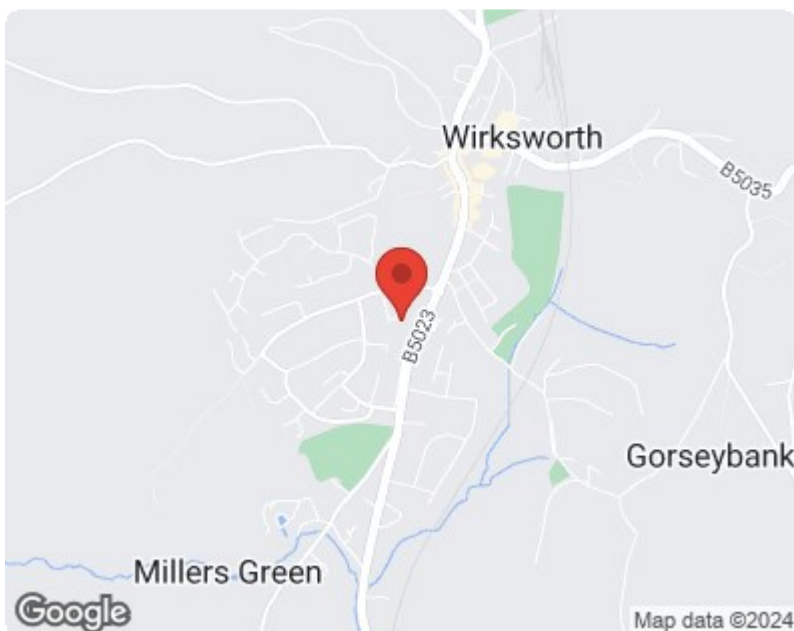
With a ceramic tiled floor and floor-to-ceiling tiled walls, this is a spacious shower room. The shower cubicle houses a mains-fed shower with rainforest head. There is a ceramic WC with integrated flush and a ceramic pedestal sink with chrome mixer tap. A frosted double-glazed window, chrome vertical heated towel rail, recessed spotlights and extractor fan complete this room.



6 Pillar Butts
 Approximate Gross Internal Area
 House - 97 Sq M / 1044 Sq Ft
 Annexe - 48 Sq M / 517 Sq Ft
 Outbuilding - 31 Sq M / 334 Sq Ft
 Total- 176 Sq M / 1895 Sq Ft



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	(92 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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