



Meadow End, Wirksworth, DE4 4DH

This immaculate family home is tremendous value for money. Located close to the town centre, schools, leisure centre and medical centre, the home is situated on a popular and quiet cul-de-sac.

The home is perfect for a growing family or perhaps downsizers wanting to ensure there are a couple of spare bedrooms for visiting family. The home and gardens have been very well maintained by the current owners.

On the ground floor are a spacious lounge and separate dining room, a kitchen, utility room and downstairs WC. The integral garage has a door directly through from the entrance hallway.

Upstairs there are four bedrooms (one en-suite) and the family bathroom.

In front of the home is a wide driveway with space for two vehicles, next to a neat blue slate chippings area surrounded by planted borders. Gates either side of the home lead round to the rear garden, with plenty of room for outdoor dining.

Located in the beautiful small market town of Wirksworth, this house is only a 5-10 minute walk into the centre, with a range of independent shops, cafes, restaurants and pubs plus the popular Northern Light cinema.

Locally, the countryside is beautiful and the High Peak Trail, Carsington Water, Stardisc and Ecclesbourne Valley Railway are among the popular attractions. The market towns of Belper, Matlock, Bakewell, Buxton and Ashbourne are all a pleasant drive away, as is Chatsworth House and the many attractions of the Peak District.

- Immaculate 4 bedroom, 2 bathroom family home
- uPVC double glazing throughout
- South-facing open aspect - a bright and sunny home
- Utility Room and downstairs WC
- Located on a quiet cul-de-sac
- Off-road parking for two vehicles and integral garage
- Friendly and popular neighbourhood
- Walking distance to town, schools and leisure centre
- EPC rating C and Council Tax band D
- Easy-maintenance gardens front and back

£385,000

Meadow End, , Wirksworth, DE4 4DH

Front of the home

This modern gabled home was completed in 2004 and is of brick and tile construction. There is room in front of the garage for two vehicles to park on the block-paved driveway. Curved iron railings form the right-hand (eastern) boundary and there is a neat front garden with a mountain ash tree and range of colourful flowering plants to the left of the drive. In front of the wide bay window of the lounge is room for seating, to relax and look out over this south-facing garden and the wide cul-de-sac, whilst there are far-reaching views to the hilly countryside east of Wirksworth too. The covered porch has an outside light and you enter the home through the composite half-glazed front door with chrome handle, letterbox and knocker.

Entrance Hallway

This is a bright and welcoming entrance to the home. The crisp white decor of this hallway is repeated throughout the home and gives you a neat blank canvas. It has a high ceiling for a modern home, with two ceiling light fittings. The hallway also has a recessed barrier entry mat, radiator, alarm and is carpeted. Doors lead into the lounge, dining room, kitchen and integral garage. To the left of the kitchen entrance, stairs lead up to the first floor.

Lounge

17'2" x 10'5" (5.25 x 3.2)

A beautiful, light and airy south-facing room, the lounge is carpeted and has a wide bay window, which floods the room with natural light. The focal point is the fireplace with a local polished limestone hearth, surround and mantelpiece. This fireplace houses an electric fire - but the current owners capped off the gas supply and there is room in the side alleyway to fit a flue, should you wish to install a stove or log burner. The lounge also includes a ceiling light fitting, two wall lights and a radiator.

Dining Room

12'9" x 8'2" (3.9 x 2.5)

This neat rectangular room has sufficient space for a six-seater dining table and additional furniture. With double patio doors to the rear garden and being located adjacent to the kitchen, this is the perfect space to gather with family and friends. The room is carpeted and has a radiator, ceiling light fitting and - like all rooms - skirting boards.

Kitchen

8'9" x 7'6" (2.67 x 2.3)

Accessed from the entrance hallway and with an open entrance through to the utility room, the kitchen has lots of worktop space and a range of high and low level cabinets. On the right is an integrated Hotpoint electric oven with four-ring gas hob and brushed chrome Indesit extractor fan over. In front of the wide double-glazed window looking out over the rear garden is an integrated 1.5 sink and drainer with chrome mixer tap. To the left are more cabinets and worktop space. The kitchen has a ceramic tiled floor, tiled splashbacks, ceiling light fitting and space under the counter in two places for appliances.

Utility Room

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

The ceramic tiled floor flows through the open entrance from the kitchen. There are more high and low level cabinets and worktop space in this room, with space and plumbing under the counter for a washing machine. This room has another integrated stainless steel sink and drainer with chrome taps. A door leads out to the rear garden and another into the ground floor WC. The room has a radiator, ceiling light fitting and extractor fan.

Downstairs WC

5'4" x 5'1" (1.65 x 1.55)

This large ground floor cloakroom is of sufficient size that it can be converted into a wet room if required. There are a matching ceramic WC and wall-mounted sink with chrome taps. The room also has a frosted double-glazed window, ceramic tiled floor, ceiling light fitting, radiator, wall-mounted mirrored cabinet and room to hang coats.

integral Garage

16'4" x 8'2" (5 x 2.5)

Accessed through the main garage door and from an integral door from the hallway, the garage has a concrete floor and two ceiling light fittings. There are plenty of power points and space for appliances and shelving. The Worcester boiler is also located here.



Stairs to first floor landing

The carpeted stairs head up from the entrance hallway and have a pine handrail on the right. The spacious galleried landing has natural light coming in from the west-facing window. There is a ceiling light fitting, radiator, loft hatch and doors to the four bedrooms (one en-suite) and family bathroom. Another door leads into a cupboard, which houses the water tank. The loft itself has a pull-down ladder and is boarded at two separate heights (great for storage!) and has lots of shelving at both ends too.

Bedroom One

11'7" x 10'5" (3.55 x 3.2)

With a full suite of good quality fitted wardrobes, cabinets and drawers, this is a spacious south-facing double bedroom. The wide window lets in lots of natural light, so it's a lovely bright and airy room. This bedroom is carpeted and has a radiator and ceiling light fitting. A door leads through to the en-suite shower room.

En-suite shower room

7'4" x 3'9" (2.25 x 1.15)

The mosaic tile-effect vinyl flooring matches that in the main family bathroom. On the left is a shower cubicle with pivoting glass door and tiled walls - the shower is mains-fed. There is a curved ceramic sink with chrome taps and tiled splashback surround and a ceramic WC. This en-suite also has a radiator, frosted double-glazed window, ceiling spotlights and extractor fan.

Bedroom Two

8'3" x 8'2" (2.52 x 2.5)

This south-facing single bedroom is carpeted and has a radiator and ceiling light fitting. There is a useful space on the right as you enter the room in which you can place a bookcase or other furniture.

Bathroom

6'6" x 6'2" (2 x 1.9)

This attractive bathroom has a bath with hand-held shower attachment. A vanity unit with integrated curved sink and chrome mixer taps also includes a capsule WC, a cabinet below the sink and wide shelf above. We've seen the pretty blue mosaic tile-effect vinyl flooring before in the en-suite and this room also has tiled walls and a neat recessed storage space, ideal for toiletries or a candle. There is a frosted double-glazed window, ceiling spotlights, extractor fan and radiator.

Bedroom Three

10'6" x 7'10" (3.22 x 2.4)

With views north-east up towards Barrel Edge and the Gilkin (landmarks in the countryside just beyond the town), this room is carpeted and has a radiator and ceiling light fitting.

Bedroom Four

12'3" x 7'10" (3.75 x 2.4)

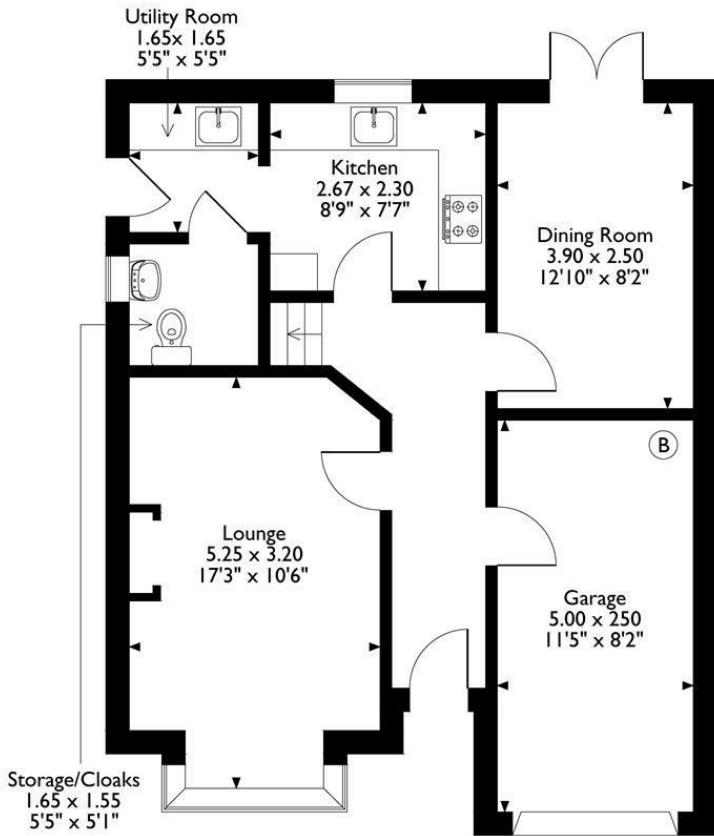
The wide triple window has more wonderful far-reaching views to the countryside to the north-east over Wirksworth rooftops. This small double bedroom has a radiator, ceiling light fitting and is carpeted.

Rear Garden

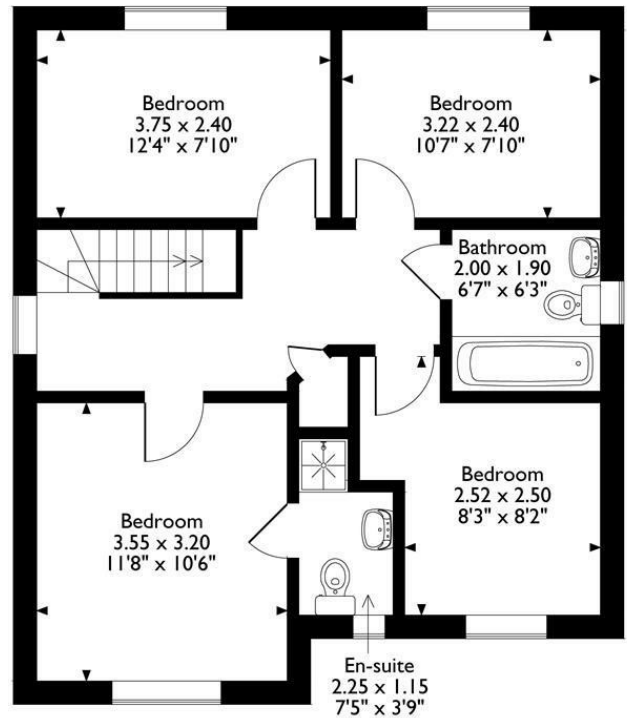
This is a peaceful space which is easy to maintain, yet offers the opportunity for a keen gardener to utilise the raised vegetable patches and ample space for plant pots. Accessed through gates to both sides of the front of the home, you can also access the garden from the dining room or utility room. This is a large courtyard garden on two levels and it provides plenty of space for outdoor dining and relaxing. The garden has timber fences to three sides, an outside light and outside tap. Families with children who are keen to play sports as they grow older will be pleased to know that the recreation ground (with lots of space and marked pitches for football, cricket and more) is only a two minute walk away.



5 Meadow End Approximate Gross Internal Area 117 Sq M / 1259 Sq Ft

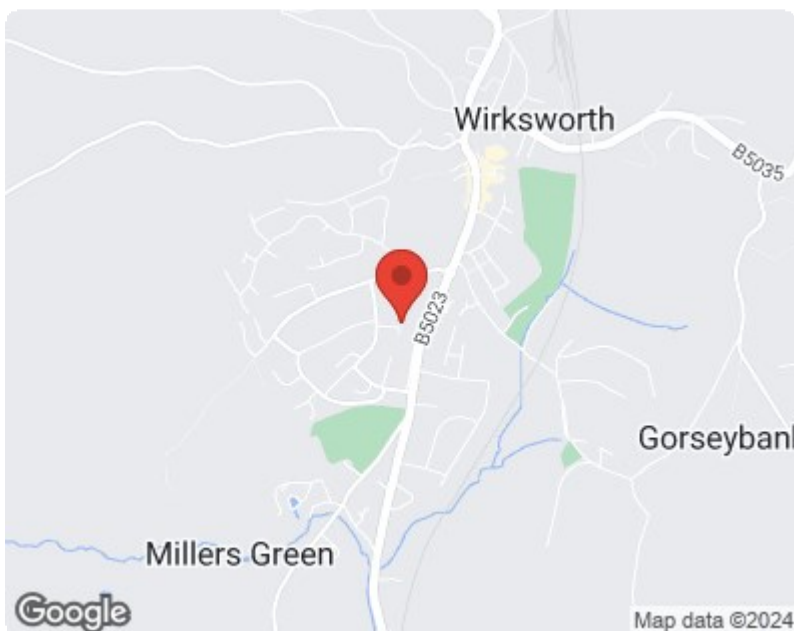


Ground Floor



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		
(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	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315