



Pittywood Road, Wirksworth, DE4 4ED

Located on a quiet and popular road with panoramic south-facing views, this house has been extended and completely refurbished to a high standard. With brand new (almost!) everything you will benefit from a traditional style home with well-proportioned rooms that feels brand new.

Among the long list of upgrades, the home has brand new windows, a new kitchen, utility room and stylish bathrooms and is freshly decorated and immaculate throughout. The home has been fully rewired and has a new consumer unit, new boiler and a new block-paved driveway leading to the new double garage doors. The roof has been cleaned and fully repaired, whilst the garden now boasts a huge dining patio from which you can gaze at the south-facing views.

On the ground floor is a spacious lounge, bright and airy dining room, shiny new kitchen, utility room, two bedrooms and the family bathroom. Upstairs, two new bedrooms and a shower room complete the interior. The front and rear gardens are part-lawned and provide a blank canvas for you to create the garden that suits you.

Pittywood Road is close to the local sports and recreation ground and is within a 10 minute walk of the town centre. Wirksworth is rightly known as The Gem of the Peak and includes a wealth of thriving independent retailers, eateries and pubs. The High Peak Trail traverses the northern edge of the town and Carsington Water, Chatsworth House, the Peak District, Matlock, Bakewell and Buxton are all within a short drive.

- Home has undergone a high quality complete renovation
- South-facing garden with huge dining patio
- New windows and lintels
- New kitchen, utility room and bathrooms
- Extended to create a 4 bedroom, 2 bathroom home
- Fully rewired, new consumer unit and new boiler
- Immaculate family home
- New block-paved driveway and new garage doors
- New plumbing throughout
- Close to schools, town and countryside walks

£450,000

Pittywood Road , , Wircsworth, DE4 4ED

Front of the home

The front garden is mainly lawn with some planted borders inside the low boundary wall. The new block-paved driveway provides off-road parking for one vehicle in front of the garage, which has brand new double doors. A new flagstone path leads along the front of the home to the two entrance doors here, then through a gate on the right which leads to a pebbled path to the rear of the home and rear garden. There is an outside light on the front wall. One entrance door leads into a useful small porch whilst the main front door - a half-glazed composite door with chrome handle, letterbox and knocker - leads into the main entrance hallway.

Entrance Hallway

This is a bright and airy entrance to the home. The wide and tall hallway has an oak veneer floor, two light fittings, radiator and under-stairs cupboard. Contemporary Mexicana doors lead into the sitting room, bathroom, bedrooms 1 and 2, kitchen and an additional storage cupboard. Directly in front, stairs lead up to the first floor.

Kitchen

13'3" x 12'5" (4.05 x 3.8)

For most people, this will be the first room that they see and what a fantastic first impression! It is a stylish and spacious modern kitchen, with oak veneer flooring. On the left, an integral stainless steel 1.5 sink and drainer with chrome mixer sits beneath a wide north-facing window overlooking the front garden. The surrounding worktop space has cabinets and drawers beneath, including a useful deep pan drawer. There is also an integrated Lamona dishwasher. All of the cabinets and drawers are of the satisfying slow-closing type!

On the right, a wide L-shaped worktop provides plenty of room for food preparation and small appliances. And, like all rooms in the home, plenty of power points have been provided. There are a range of high and low level cabinets including more pan drawers. An integrated Lamona four ring induction hob has a slimline extractor fan above. To the left are double electric ovens at chest height. In the left corner is space and power for a large American-style fridge-freezer. In this corner is a door through to the other main entrance and that aforementioned entrance porch. Recessed ceiling spotlights, a door to the utility room and open doorway to the dining room complete this lovely kitchen.

Utility Room

6'11" x 6'2" (2.12 x 1.9)

The oak veneer floor flows through to this room and there is space and plumbing for a washing machine on the left. It would also be possible to place a tumble dryer on the solid worktop above that. The room has a ceiling light fitting and on the right is an integrated stainless steel sink and chrome mixer tap with tiled splashbacks and cabinet below.

Dining Room

13'9" x 11'9" (4.2 x 3.6)

With plenty of room for a dining table and additional furniture, natural light floods in through the south-facing double French doors. Another half-glazed uPVC door leads out to the side of the home. This room also has a radiator, recessed ceiling spotlights, power points and half-glazed double doors through to the sitting room.

Sitting Room

14'9" x 12'11" (4.5 x 3.95)

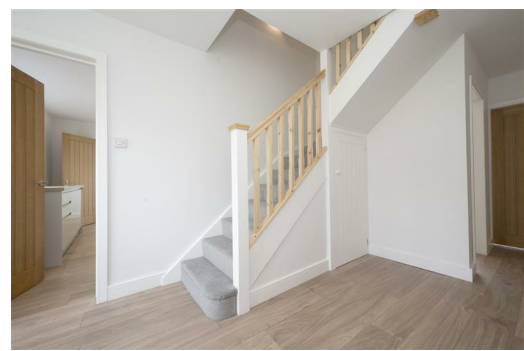
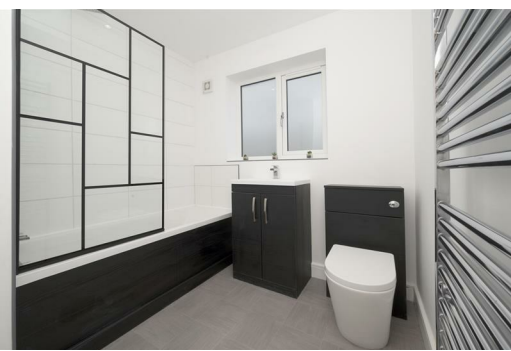
This is another bright south-facing room which has perhaps even more natural light than the dining room, thanks to full-height windows each side of the double French doors. Moving this way around the home, it's also the first time you encounter that new carpet smell! The room has an electric remote-controlled fire (and with a chimney breast behind, it would be relatively easy to install a log burner here). There is also a radiator, ceiling light fitting and door through to the entrance hallway.

This sitting room and the dining room are great social areas at the heart of the home, located as they are between the kitchen and garden.

Bedroom One

12'4" x 9'6" (3.78 x 2.9)

Wide south-facing windows provide impressive views to the verdant tree-lined hills beyond the edge of town. This good-sized double bedroom also has a new carpet, radiator and ceiling light fitting.



Bathroom

7'4" x 7'4" (2.25 x 2.25)

We love this stylish bathroom with its eye-catching art-deco style shower screen and monsoon shower. The bath has a waterfall chrome mixer, mains-fed shower, that pivoting shower screen and floor-to-ceiling tiled surround.

A contemporary sleek vanity unit has a cabinet below the rectangular sink and another waterfall chrome mixer tap. There is a capsule WC with integrated flush, frosted double glazed window, extractor fan, chrome vertical heated towel rail, recessed ceiling spotlights and vinyl floor.

Bedroom Two

10'2" x 9'10" (3.1 x 3)

This double bedroom is located at the front of the home. It has new carpet, a radiator, ceiling light fitting, wide north-facing window and room for a double bed and furniture.

Stairs to first floor landing

The carpeted stairs have a pine balustrade on the right and they turn right at the halfway point. There is space on the landing for a storage unit. Mexicana doors on each side lead into Bedroom Three (and its en-suite) and Bedroom Four.

Bedroom Three

14'9" x 10'9" (4.5 x 3.3)

This double bedroom boasts the best views from within the house, over rooftops to the countryside of the Ecclesbourne Valley. In the foreground are views over the dining patio and rear garden. The home is very well insulated and you can really feel that in these upstairs bedrooms. The power points are positioned so that you can have a bed on either side of the room. The room has a carpet, radiator, skirting boards and ceiling light fitting.

Bedroom Three en-suite

5'6" x 5'2" (1.7 x 1.59)

An electric power shower is located in the cubicle, which has curved sliding glass doors. The wall-mounted ceramic sink has a distinctive black mixer tap and there is a ceramic WC. The room is accessed through folding Mexicana doors and it has a vinyl floor, Velux window, extractor fan, recessed ceiling spotlights, shaver point and chrome vertical heated towel rail.

Bedroom Four

10'11" x 9'3" (3.33 x 2.82)

This small double bedroom is a versatile space and could also be a home office, dressing room (giving you an entire master suite upstairs) or nursery. There is a wide north-facing window, carpet, radiator, ceiling light fitting and wide alcove too.

Rear Garden

Accessed via the side gate or from the sitting room or dining room, this is a wonderful, large south-facing garden. The substantial elevated dining patio has views over the box-hedge plants at the end of the garden towards the hilly countryside. Tall cypress trees form the left-hand border and there is a timber fence on the right. Stepping down from the patio, the garden has a lawned area and is a blank canvas. You could create a wonderful bespoke garden and/or let children play freely - albeit the recreation ground is only a five minute walk away. There are outside lights above the dining patio too.

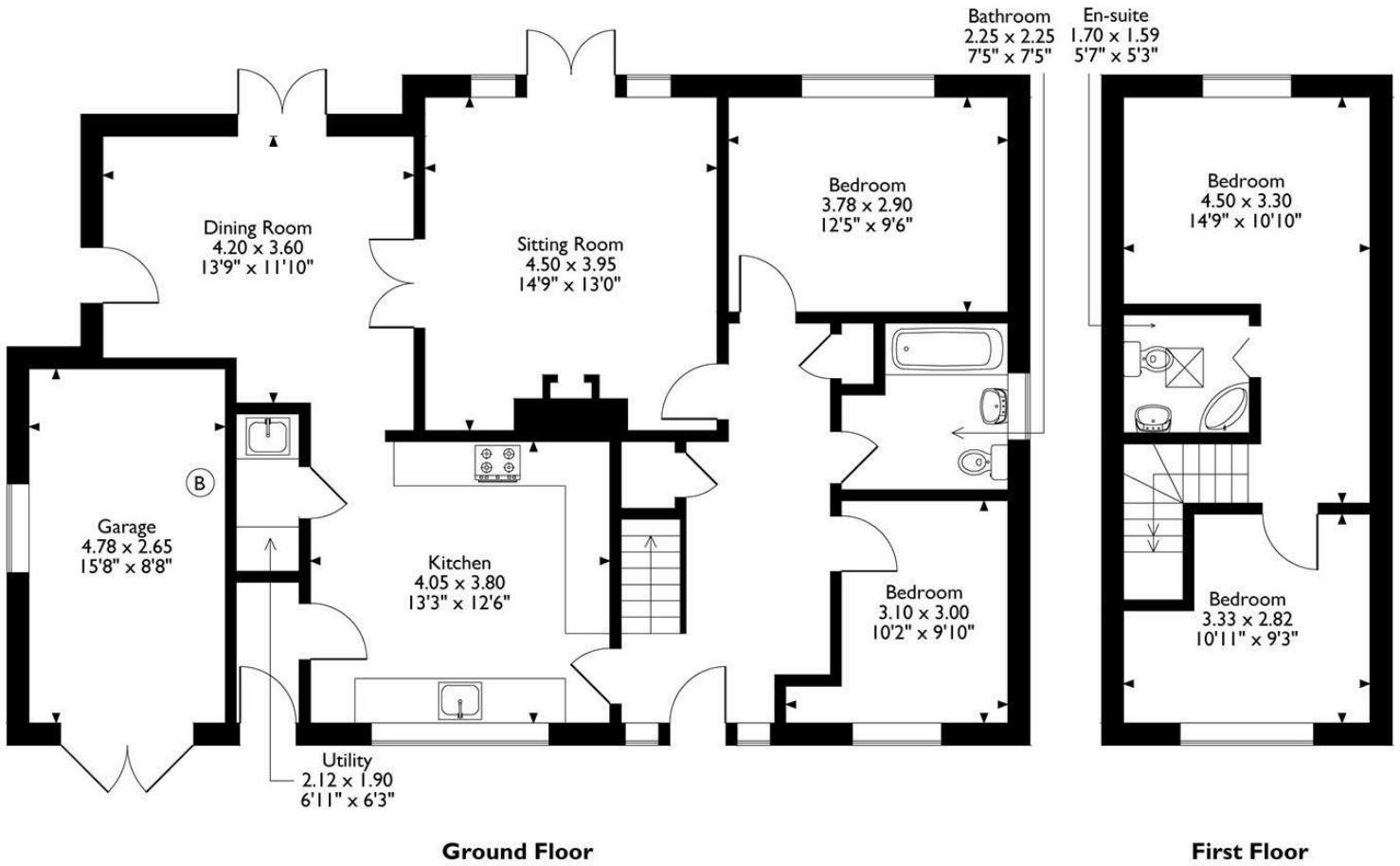
Garage

15'8" x 8'8" (4.78 x 2.65)

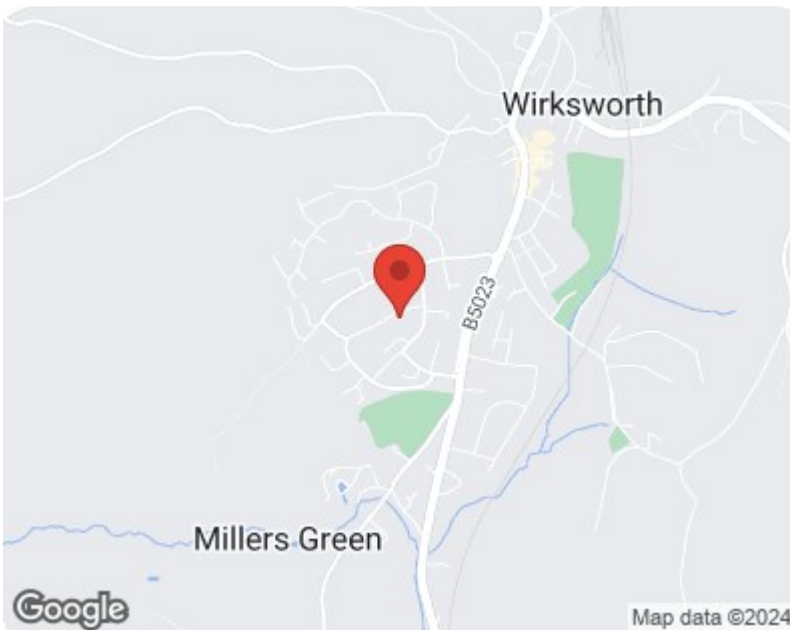
New double doors lead into this secure garage . There is space to park a small car or it could be used as a bicycle storage area, workshop or even a games room. The new boiler and consumer unit are housed here.



5 Pittywood Road
 Approximate Gross Internal Area
 134 Sq M / 1442 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		43
	(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