



High Peak Junction, Whatstandwell, DE4 5HN

For lovers of the great outdoors, this is a cyclist's and walker's paradise. Offering a great opportunity to upgrade and add value, this home has spacious rooms, front and rear gardens, off-road parking and great transport links. Crucially, the rooms can be reconfigured to create a three bedroom home by upgrading the ground floor WC to a shower room.

Located adjacent to the High Peak Trail - which offers traffic-free walks and cycling for 26 miles all the way up to Buxton - and with great transport links to Belper, Matlock and beyond, the home is great value for money.

On the ground floor are two reception rooms, a kitchen, pantry and WC. On the first floor are two good-sized bedrooms and a large shower room.

To the front is a neat lawned garden and elevated terrace with views across to the hilly countryside opposite. At the rear is a three-tiered easy-maintenance garden, perfect for outdoor dining. There is an off-road parking space at the front of the home too.

Nearby Cromford was the birthplace of the Industrial Revolution and is a World Heritage Site. As a result, for such a small village, it has a wealth of pubs, shops, eateries and the Mill complex includes some wonderful delicatessens, gift shops, museums and activities. There are walks aplenty in all directions including along the banks of Cromford Canal and the River Derwent. Carsington Water and the market towns of Matlock, Wirksworth, Belper and Bakewell are also within a short drive.

- Traditional 1930s semi-detached home
- Council Tax Band B
- Adjacent to High Peak Trail - great walking and cycling
- Front garden with neat lawn and planted borders
- Opportunity to modernise and add value
- Good transport links to Matlock, Belper and beyond
- Off-road parking
- Elevated views to hilly countryside
- Easy maintenance 3 tier rear garden
- Could reconfigure rooms to create 3 bedroom home

£220,000

High Peak Junction, , Whatstandwell, DE4 5HN

Front of the home

From the off-road parking space directly in front of the home, a decorative iron gate opens up to paved steps leading up to the front door. The lawned front garden on the left has planted borders at the bottom and a raised flower bed at the top. Immediately in front of the home is an elevated terrace with space for seating and a dining patio set. From here, you have great views across to the wooded hillside opposite. A path on the right leads to a taller decorative iron gate through to the rear garden. On the left of this path is a cute little storage cupboard set into the outer wall of the home.

This brick-built semi-detached home has a tiled roof - and the top half of the facade is cream-rendered. A covered archway porch provides shelter on your return from a trip out. There is a wall-mounted letterbox and distinctive bell on the right. A half-glazed uPVC door forms the main entrance to the home.

Entrance Hallway

The hallway has eye-catching feature walls and tile-effect vinyl flooring. This is the first indication too of the high ceilings in the home and there is a ceiling light fitting. Doors lead into the lounge, kitchen, pantry and to an inner vestibule with stairs to the first floor and a door to the ground floor WC. There are pine skirting boards and a shelf overhead.

Lounge

15'7" x 11'3" (4.75 x 3.45)

The spacious carpeted room has a wide north-east facing bay window, which floods the room with natural light. The centrepiece of the room is a multifuel burner set upon a tiled hearth with an elegant decorative iron surround and mantelpiece. There are wide alcoves either side offering plenty of space for a sideboard, TV cabinet, etc. The room has skirting boards and ceiling coving. It is carpeted and there is a ceiling light fitting, radiator and plenty of room for flexible furniture layouts. Step through the glazed timber framed double doors to the Conservatory.

Conservatory

12'9" x 9'4" (3.9 x 2.87)

This versatile L-shaped room could be used as a snug, playroom or home office. The room is carpeted and has a substantial modern multifuel burner with flue, sitting proudly upon a tiled hearth. Deep south-facing windows and double patio doors leading out to the rear garden make this another light and airy room. There is a ceiling light fitting, angled roof and skirting boards.

Kitchen

13'1" x 8'11" (4 x 2.72)

The vinyl flooring flows seamlessly through from the entrance hallway. There are worktops and cabinets on three sides. On the left, the worktop has tiled splashbacks. There is an integrated Indesit electric oven with four-ring hob. There is space either side of this below the worktop for a refrigerator and freezer. Above are three high-level cabinets.

Directly in front as you enter the kitchen is a half-glazed uPVC door to the rear garden. To the right of this is a worktop with an integrated stainless steel sink and chrome mixer tap. The picture book double-glazed window looks out to the rear garden. There is space and plumbing below the worktop for a washing machine and dishwasher, with more cabinets at each end. On the right is a distinctive dresser-style range of cabinets including glass-fronted display cases.

The kitchen has room for a breakfast dining set or four-seater dining table. It has a radiator, two ceiling light fittings and skirting boards.

Ground Floor WC

5'8" x 4'5" (1.75 x 1.35)

With the potential to be converted into the main shower room for the home - thereby creating a third bedroom upstairs - this room has a vanity unit with sink and WC.

Stairs to first floor landing

The carpeted stairs curve round to the left with a window on the right and wall lights at the landing. There is a ceiling light fitting and loft hatch overhead. Pine doors lead into the two bedrooms and shower room.



Bedroom One

13'5" x 9'10" (4.09m x 3.00m)

This very large double bedroom has a wide window offering terrific views of the wooded hillside opposite. There is lots of room for a double or king size bed plus additional furniture. The room is large enough that you could install multiple fitted wardrobes and still have plenty of space. This bedroom is carpeted and has two ceiling light fittings and a radiator.

Bedroom Two

13'3" x 8'10" (4.05 x 2.7)

This good-sized bedroom can be a double bedroom or spacious single with plenty of room left over for a desk and wardrobes, as per the current set-up. It is at the rear of the home and so is quiet, with the High Peak Trail running along the top edge of the rear garden. The room is carpeted and has a radiator and ceiling light fitting. We love the folding fitted shutters on the wide double-glazed window.

Shower Room

9'10" x 7'6" (3 x 2.3)

This has the potential to be a good-sized third bedroom if you were to use the ground floor WC as a shower room. Currently this room has a double shower cubicle with sliding glass doors and a mains-fed shower. There is a pedestal ceramic sink with chrome taps. The room is carpeted and has a wall-mounted electric heater, ceiling light fitting, double wooden doors opening to an airing cupboard with water tank. The wide window with fitted shutters looks out to the verdant hilly countryside opposite.

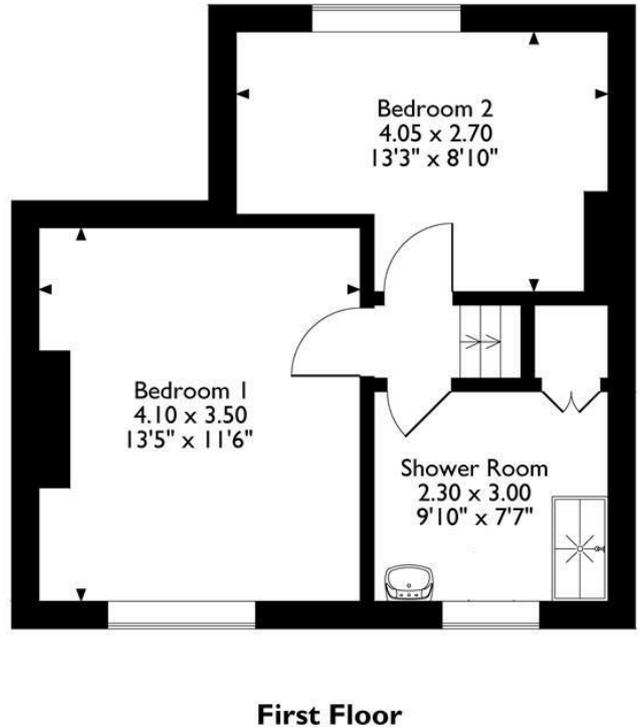
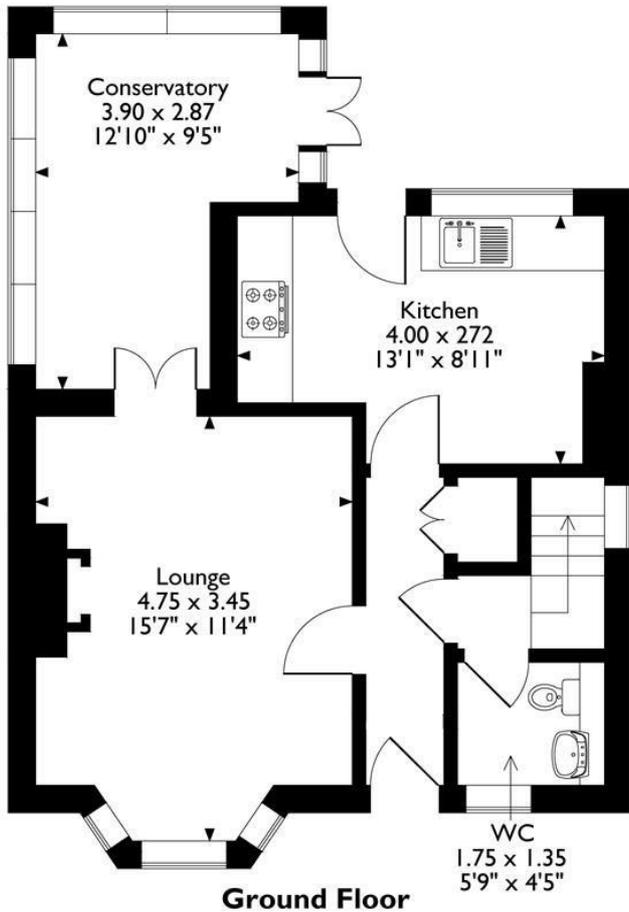
Rear Garden

Accessed via the side gate or from the kitchen or conservatory, this is a garden set across three levels.

Tier 1 is perfect for sheltered dining beside the kitchen and there is an outside tap here too. Steps lead up to tier 2, which is a large paved patio area with plenty more room for dining and seating. There is a substantial shed, which occupies the width of this level. Sturdy wooden fences form the border over tier 1 and up to tier 3. Wooden steps lead up to tier 3 with a dry stone boundary at the top and yet more space for seating as well as room for a log store. A privet hedge forms the left-hand boundary of the property.



3 Dervale Villas Approximate Gross Internal Area 79 Sq M / 850 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	

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