



Warmbrook, Wirksworth, DE4 4EA

This great value starter home is located in the centre of the popular town of Wirksworth. With all amenities on your doorstep and being within walking distance of schools, the leisure centre and medical centre, this home would also be suitable for a family with young child.

On the first floor is a spacious sitting room, kitchen-diner and bathroom. On the first floor are two good-sized bedrooms. To the rear is a courtyard garden with high stone wall, which is a real sun trap.

Warmbrook is located just a couple of minutes' walk into the centre of Wirksworth, where there are a wealth of independent shops, cafes and restaurants. Surrounding the town - Wirksworth is known as The Gem of the Peak - are lots of wonderful walking and cycling trails including the High Peak Trail, the Stardisc, Carsington Water and the popular market towns of Matlock, Bakewell, Ashbourne and Buxton.

- Perfect starter home
- Sun-trap courtyard garden
- Free car park opposite
- Multi-fuel burner
- Great home for young family
- 2-3 minute walk into town centre
- Great base for exploring the Peak District
- Council Tax Band A
- Close to schools, medical centre, leisure centre
- Spacious bedrooms with oak floorboards

£160,000

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Front of the home

To the right of the home is an iron gate, providing access to the rear courtyard garden along the side of the home. The house is of standard brick and tile construction with a rendered facade.

Enter the home through a uPVC part-glazed door.

Sitting Room

13'1" x 12'1" (4 x 3.7)

The focal point of the room is the impressive, modern multifuel burner with flue, set upon a stone hearth in a fireplace with a brick back wall. There are radiators to each side of the fireplace and the room has a high ceiling with light fitting. The carpeted room also has a radiator and a step up into the Breakfast Kitchen.

Breakfast Kitchen

9'10" x 9'4" (3 x 2.85)

With a tiled floor, this kitchen has space for a four seater dining table or breakfast dining set. On the left is an alcove with space for a fridge-freezer and then a deep under-stairs cupboard pantry with lots of shelving. Doors then lead up to the first floor and out into the rear garden.

The L-shaped worktop over on the right has cabinets below and shelving above. Beneath the worktop is space and plumbing for a washing machine and space for a gas oven. The stainless steel sink and drainer with black mixer tap is set beneath the wide west facing window, looking out over the courtyard garden. The room has a radiator and recessed ceiling spotlights. In the right corner is an open entrance to a hallway leading through to the bathroom. In this hallway is a boiler and a north facing window. A timber door with iron latch leads into the bathroom.

Bathroom

5'10" x 5'6" (1.8 x 1.7)

The bath has a pivoting glass shower screen, chrome mixer tap and, above, a mains-fed shower. There are floor-to-ceiling tiles around the bath and all other walls are painted. There is a ceramic WC and a ceramic pedestal sink with chrome mixer tap, with wall-mounted mirrored cabinet above.

The bathroom has a tiled floor, ceiling light fitting, extractor fan, large frosted double glazed window and chrome vertical heated towel rail.

Stairs to first floor landing

A tall stripped pine door from the kitchen opens to reveal the carpeted stairs, leading up to the first floor. There is a pine handrail on the right and a ceiling light fitting overhead. Matching stripped pine doors lead into Bedrooms 1 and 2.

Bedroom One

13'1" x 12'1" (4 x 3.7)

This splendid large double bedroom has oak floorboards, a high ceiling and deep double glazed east-facing window. There is lots of room for large bedroom furniture and the room has a radiator and ceiling light fitting.

Bedroom Two

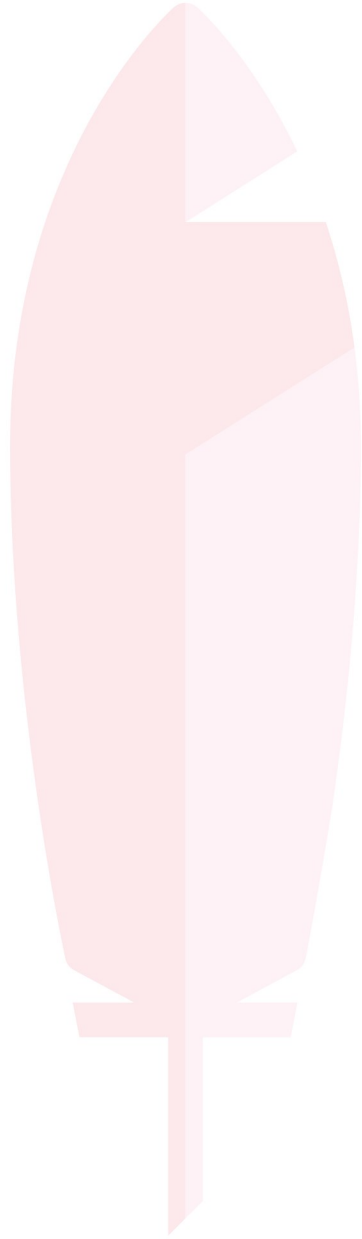
9'10" x 9'4" (3 x 2.85)

This roomy single bedroom could also be a home office or nursery and there is possibly space to fit in a double, or certainly a three-quarter, bed. It's a lovely room with oak floorboards, a high ceiling with light fitting and an over-stairs 'cubby hole'. There is also a tall built-in storage cupboard, radiator and skirting boards.

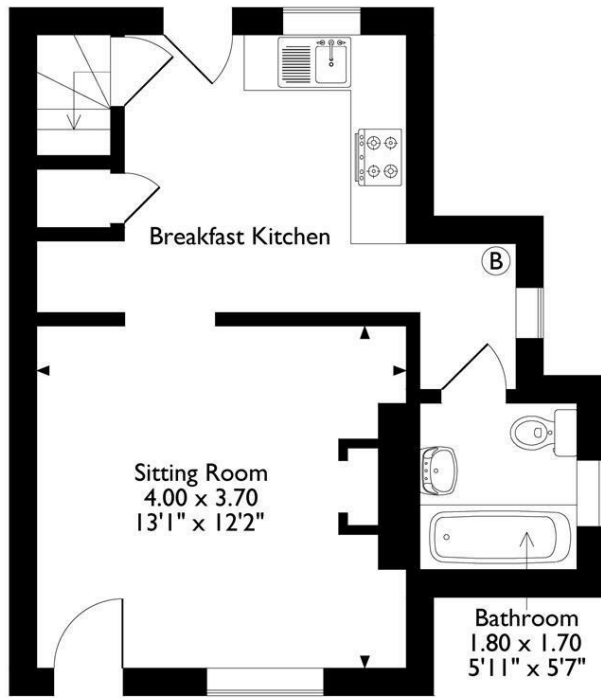
Rear Garden

Accessed from the side entrance and from the kitchen. It is a lovely sun trap with a south-facing aspect and high stone walls which retain the heat. There is plenty of room for a patio dining set, pot plants and more besides. The garden also has an outside tap and outside light beside the back door. It's a peaceful, cosy little sanctuary in the heart of the town.

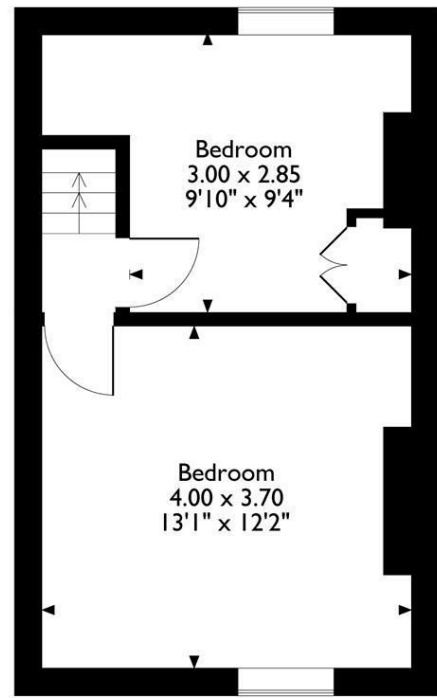




I Warmbrook
 Approximate Gross Internal Area
 60 Sq M / 646 Sq Ft



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	

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