



Derby Road, Wirksworth, DE4 4AS

With vacant possession and no upward chain, this substantial family home has been extended and upgraded to a high standard and offers excellent value for money. With a large rear garden and off-road parking for 3+ vehicles, the home has an integral workshop/utility that has potential to be reinstated to a garage or converted to create an annexe (subject to planning).

With spacious rooms throughout, the ground floor has an entrance porch, sitting room, large kitchen-diner and the aforementioned workshop/utility. On the first floor are three double bedrooms (one en-suite) and the family shower room. On the second floor is a large double bedroom with adjacent dressing room.

To the front there is space for parking for 3+ vehicles. At the rear is a large easy-to-maintain garden with views up to the hilly countryside bordering the town. Directly opposite the home is Wirksworth sports and recreation ground and immediately beyond are countryside walks.

We adore Wirksworth, with its range of independent shops, cafes, cinema, steam railway and great pubs. There are walks aplenty in all directions including up on the High Peak Trail that traverses the northern end of the town. Carsington Water, Chatsworth House and the market towns of Matlock, Ashbourne, Bakewell and Buxton are all within easy reach.

- Extended 4 bedroom family home
- Opposite sports and recreation ground
- Short walk to town centre and schools
- Council Tax Band B
- Upgraded to a high standard
- Off-road parking for 3+ vehicles
- Opportunity to create annexe
- Vacant possession and no upward chain
- Large workshop/former garage (can be reinstated/potential annexe)
- Large easy-maintenance rear garden

£365,000

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Front of the home

A neat tarmac drive has space for 3+ vehicles to park comfortably on the modern flagstone paved area in front of the home. There is a modern timber fence on each side and an entrance to the workshop/utility room to the left of the front door. This very well presented redbrick home has a tiled roof and rendered upper floor. Enter the home through the half-glazed composite front door into the gabled porch.

Entrance Porch

This wide space has a ceramic tiled oak-effect floor and space on the right for coats and footwear. There is a ceiling light fitting, radiator, stairs to the first floor landing and cute west-facing window on the left. A modern solid timber Mexicana door opens into the sitting room.

Sitting Room

16'0" x 12'5" (4.9 x 3.8)

A very attractive room with high ceiling and exposed oak beam, the sitting room has a wide west facing window with fitted shutters. This rectangular bay window lets lots of natural light in and has views opposite towards the sports and recreation ground. The focal point of the room is the wood burner and flue, set upon a stone hearth within an impressive feature fireplace. Alcoves each side have room for furniture and a TV cabinet. The room is carpeted and has ceiling coving, a ceiling light fitting and radiator.

Kitchen-Diner

17'4" x 15'8" (5.3 x 4.8)

This fantastic large room is the beating heart of the home. Natural light pours in through the wide east-facing window and the half-glazed composite door to the rear garden, as well as two large Velux windows in the vaulted ceiling overhead. The room has engineered oak flooring and plenty of space on the right for a six seater dining table and a sofa on the left. This dining area has a radiator, recessed spotlights and power points for a wall-mounted television.

The large kitchen has granite worktops and cabinets on both sides. On the right is a large breakfast bar peninsula with room for five stools. The integrated Kenwood range has a five-ring gas hob, oven, grill, warming oven and extractor fan above. More high and low cabinets provide lots of storage. Beneath the east-facing window (with views out to the rear garden and up to the hilly countryside) is an integrated stainless steel sink with chrome mixer tap and beneath the worktop is space and plumbing for a dishwasher. The room has tiled splashbacks around the worktops and recessed ceiling spotlights.

On the left, past the door to the rear garden, is another granite worktop with full-height cabinet at the right-hand end. There are cabinets above and below, with space for a fridge-freezer at the left-hand end.

Workshop-Utility Room

21'5" x 8'2" (6.55 x 2.5)

Accessed from the front drive and rear garden, this versatile space is currently used as a utility room, gym and storage area. It could easily be reinstated as a garage or - subject to planning - could be converted to become an annexe. It has a concrete floor, brick walls and two ceiling light fittings. There is power and plumbing for a washing machine and tumble dryer. The Worcester boiler is housed in this area too.

Stairs to first floor landing

The carpeted stairs have a handrail on the right. At the landing, there is a ceiling light fitting and matching Mexicana doors to three double bedrooms (one en-suite) and the family bathroom, with another door leading to stairs up to Bedroom Four.

Bedroom One (master)

14'7" x 8'0" (4.45 x 2.45)

This large double bedroom has a west-facing window with views over to the recreation ground. The room is carpeted and has a high ceiling with coving and light fitting, radiator and lots of space for a bed, furniture and seating. A door leads into the en-suite.



Bedroom One en-suite

7'11" x 5'1" (2.42 x 1.55)

With light oak veneer flooring, this room has a large bath which widens at the tap end. There is a shower over, with rainforest shower head and glass screen. There is a ceramic pedestal sink with chrome taps, ceramic WC with integral flush, wide east-facing frosted double glazed window, ceiling light fitting, chrome vertical heated towel rail and extractor fan.

Family Shower Room

7'2" x 6'6" (2.2 x 2)

The large double walk-in shower has a reinforced glass screen with pivoting door and rainforest shower head. The room has contemporary oak style flooring, a capsule WC with integral flush and ceramic pedestal sink with a waterfall chrome mixer tap. There is also a chrome vertical heated towel rail, frosted double glazed window and ceiling light fitting.

Bedroom Two

10'5" x 9'0" (3.2 x 2.75)

Located at the peaceful rear of the home, this room has splendid views up to the verdant hillside. The room is carpeted and has a ceiling light fitting, radiator and space for furniture and seating.

Bedroom Three

10'9" x 9'4" (3.3 x 2.85)

Another good sized double bedroom, with views to the recreation ground, this carpeted room has a radiator, ceiling light fitting and alcoves which are perfect for positioning large wardrobes.

Bedroom Four

15'8" x 13'9" and 11'3" x 8'0" (4.8 x 4.2 and 3.45 x 2.45)

A door on the first floor opens to a small landing area with frosted double glazed window. Stairs lead up to the huge carpeted double bedroom, which has two Velux windows with great panoramic east-facing views. The carpeted room has a radiator, ceiling light fitting, wall light and low entrance through to the dressing room. This is a versatile space and could also be a home office or baby's nursery. This area has oak veneer flooring, a Velux window to the front (west), radiator and ceiling light fitting.

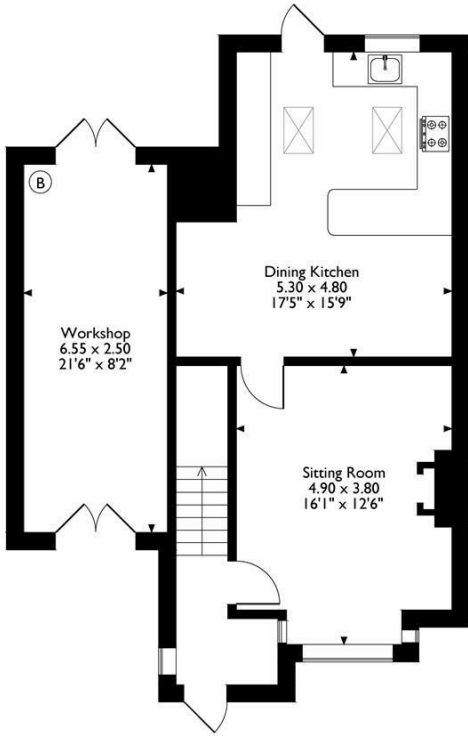
Rear Garden

This splendid garden heads out directly east from the kitchen, so is open to the south all day long. It's easy to maintain, with modern timber fences on three sides. A large wide dining patio is immediately outside the kitchen, so is a great place to gather with friends and family. A step leads up to the main garden. The left half is also a large patio area, so you can choose to position a patio dining set or seating at the far end to benefit from evening sun. The right half is a neat lawn with circular patio in the centre. It's a peaceful sanctuary and blank canvas which you can either leave as-is, or create a colourful garden with planted borders and more if you so wish.

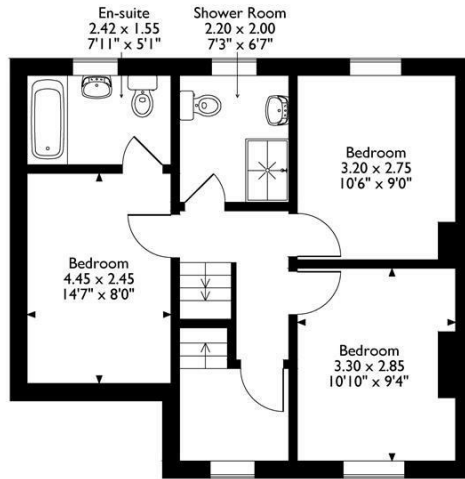
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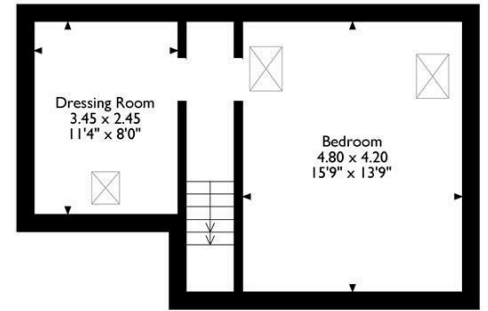
8 Derby Road
Approximate Gross Internal Area
142 Sq M / 1528 Sq Ft



Ground Floor



First Floor



Second 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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