



## Yokecliffe Hill, Wirksworth, DE4 4PE

With vacant possession and no upward chain, this home offers great potential to redecorate and quickly add value. Located at the end of a quiet cul-de-sac and occupying an elevated position, it's a blank canvas for you to put your stamp on this home.

The bungalow has a spacious lounge-diner, kitchen, two bedrooms and a modern shower room. The large wraparound garden is south-facing and has panoramic elevated views. A tarmac driveway provides useful off-road parking for one vehicle, with the potential (subject to planning) to use some of the extensive front garden to add more parking.

Wirksworth is known as The Gem of the Peak and is a thriving market town with a big focus on the arts. The Northern Light Cinema and annual arts festival are complemented by a range of quality eateries, friendly pubs and independent shops. There are walks and cycling trails aplenty, plus Carsington Water, Chatsworth House and the bustling market towns of Matlock, Bakewell, Ashbourne, Buxton and Belper all within easy reach.

- Detached 2 bedroom, 1 shower room bungalow
- Vacant possession
- Modern shower room
- Located at end of quiet cul-de-sac
- Opportunity to upgrade and add value
- No upward chain
- Council Tax Band C
- Off-road parking
- Elevated position and far-reaching views
- Front and rear gardens

**£260,000**

# Yokecliffe Hill, , Wircsworth, DE4 4PE

## Front of the home

From the dedicated off-road parking space, a path leads down to the bungalow. There is a picket fence on the right and a tall timber fence on the left forms the boundary around the front garden. This garden is mostly laid to lawn, with a distinctive sumac tree in the centre. A timber fence creates a separation between the front and rear gardens, but can easily be removed to create a full wraparound garden.

Enter through a part-glazed timber door into the entrance hallway.

## Entrance Hallway

The carpeted entrance has a radiator, ceiling light fitting and matching white paneled doors with brass-coloured handles into the lounge-diner, two bedrooms and shower room.

## Lounge-Diner

20'2" x 12'5" (6.15 x 3.8)

This spacious rectangular room has a wide south-facing window and high ceiling, making this a bright and airy room. It is easy to envisage replacing the window with patio or bifold doors directly out to the rear garden, or to a newly-created conservatory/garden room.

The room is carpeted and has a radiator, two ceiling light fittings, skirting boards and ceiling coving. The marble fireplace has a gas fire and decorative timber surround. A door leads through to the kitchen.

## Kitchen

10'0" x 8'9" (3.05 x 2.67)

The roomy kitchen has a U-shaped worktop on the left and long worktop on the right. That U-shaped worktop has lots of cabinets and drawers below. A large sink and drainer with chrome mixer tap is situated beneath the south-west facing window with views over the rear garden. On the right, the worktop has an integrated four-ring gas hob with oven below. There are more low-level cabinets, space and plumbing for a washing machine and space for a fridge, freezer or dishwasher.

With no high level cabinets, this kitchen feels open and spacious - and does, of course, give you the opportunity to add more storage should you wish. The room has a modern Worcester boiler, tile-effect vinyl flooring, ceiling light fitting, extractor fan and a door to the side passage and rear garden.

## Bedroom One

8'10" x 7'9" (2.7 x 2.37)

With an east-facing window, this is a roomy single bedroom. It is carpeted and has a radiator and ceiling light fitting.

## Bedroom Two

12'5" x 10'7" (3.8 x 3.25)

This good-sized double bedroom can be instantly uplifted with a lick of paint. It has a wide east-facing window, radiator, ceiling light fitting and carpet.

## Shower Room

7'10" x 6'11" (2.4 x 2.12)

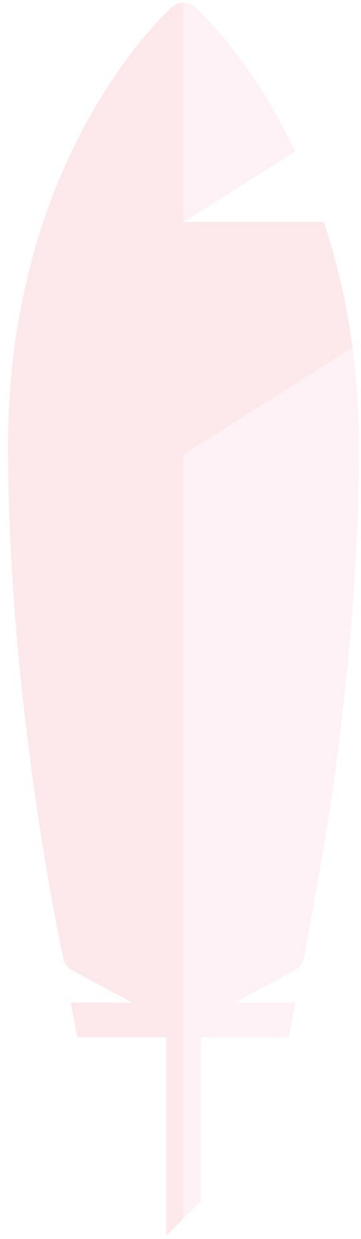
With a modern walk-in shower and tall reinforced glass screen, this room has a Redring electric shower and easy-clean walls. There is a ceramic WC, ceramic sink with chrome taps, tall cupboard and frosted double-glazed window. The room is carpeted and also includes a ceiling light fitting, extractor fan and radiator.

## Rear Garden

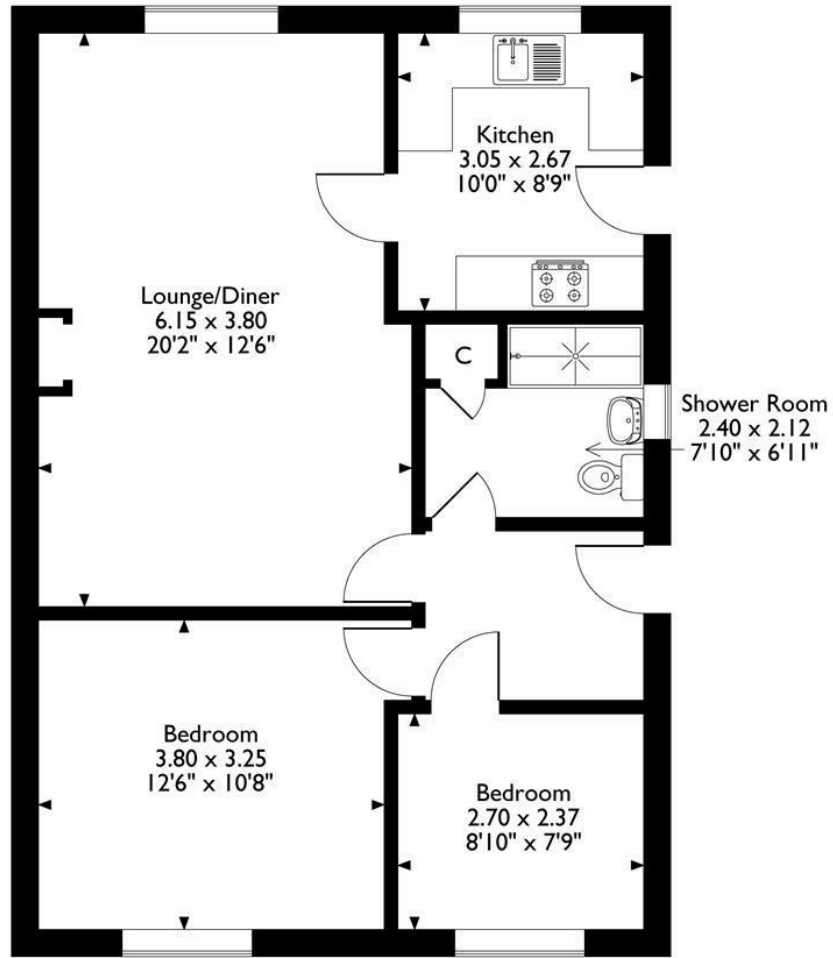
With a dining patio, this south-facing garden has elevated views over rooftops towards the hilly countryside beyond the town's edge. A timber fence on three sides has a hedge above on the lower boundary. The gently sloping lawn leads down to graveled tiers. There is space on the right for a shed or storage unit.

\*EPC Pending\*





20 Yokecliffe Hill  
 Approximate Gross Internal Area  
 66 Sq M / 710 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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