



## Summer Lane, Wirksworth, DE4 4EB

With no upward chain, this wonderful family home is situated in one of the most sought-after locations in the region. Less than a five minute walk into the town centre, the home has spacious rooms throughout, colourful well-stocked gardens, a double garage and parking for up to five vehicles.

On the ground floor is a large entrance hall, sitting room, extended dining kitchen, snug/formal dining room, WC and integral garage. On the first floor are four bedrooms and the family bathroom, with a huge fifth bedroom on the top floor.

Outside, the wraparound garden has been lovingly tended over many years and has neat lawns and abundant flowers, bushes and trees. There is also a modern greenhouse and shed.

The home is less than a five minute walk into the thriving centre of Wirksworth, with independent retailers, cafes, bars and cultural offerings. Schools, Wirksworth Leisure Centre and Hannage Brook medical centre are all within a ten minute walk. Countryside walks and cycle rides are easily accessible too, including the High Peak Trail, which runs across the top of the town.

Slightly further afield is Carsington Water and the bustling market towns of Belper, Matlock, Bakewell, Buxton and Ashbourne, plus the beautiful Derbyshire Dales, Peak District and Chatsworth House.

- Extremely sought-after location
- Well-stocked south-facing garden
- Substantial corner plot
- 5 bedrooms, 1 bathroom and WC
- No upward chain and vacant possession
- Driveway with parking for 3-5 vehicles
- Greenhouse and shed
- Double garage with mezzanine
- Walking distance to town and schools
- Countryside walks at end of road

**£625,000**

# Summer Lane, , Wirksworth, DE4 4EB

## Front of the home

Located on a substantial corner plot, a dry stone wall forms most of the boundary, with a timber fence and bushes above on the left-hand side and a colourful raised flower bed on the right. Enter the driveway between two stone pillars onto the gently sloping tarmac drive. There is space for three vehicles to park comfortably (without blocking each other in) and easily for five vehicles in total. There is a double garage on the right and a path beside another dry stone wall around the left of the house, to the side and rear gardens. Enter the home through a half-glazed timber door.

## Entrance Hall

This is a wide and welcoming entrance to the home, with plenty of space to kick off boots after a hearty local walk. The hall is carpeted and has a radiator, ceiling light fitting and large windows facing north and east. There is a door directly through to the garage and a half-glazed door through to the inner hallway.

## Inner Hallway

This carpeted hallway has two ceiling light fittings, a radiator, under-stairs cupboard and a tall and deep storage cupboard. Matching white doors with brass handles lead into the WC, Snug, Sitting Room and Dining Kitchen.

## Sitting Room

17'0" x 11'9" (5.2 x 3.6)

This fantastic large room has a wide and deep south-facing window looking out to the rear garden and a large west-facing window - making this a bright and airy sitting room. The fireplace has an iron grate upon a tiled hearth with decorative timber surround. The room is carpeted and has a ceiling light fitting, wall lights, radiator and wall-mounted corner cupboard.

## Snug-Dining Room

16'4" x 8'10" (5 x 2.7)

Currently used as a formal dining room - but with plenty of space in the dining kitchen for an 8-seater dining table - this room could be a snug, playroom, home office or even another bedroom. The large east-facing window brings lots of natural light into this carpeted room. There is a radiator, arched recess and ceiling light fitting.

## Dining Kitchen

23'11" x 10'11" (7.3 x 3.35)

This extended, very large room is bathed in natural light from all angles. At the far end, the south-facing fully-glazed timber framed door has full-height windows each side - and there are two wide east-facing windows and a west-facing window too. The room has a high ceiling with light fitting and wall lights, a tile-effect floor and radiator.

Entering from the inner hallway, there is an L-shaped solid pine worktop on the left with substantial storage in a range of high and low level cabinets and drawers. The worktop has an integrated four ring gas hob with extractor fan over. Beneath the first east-facing window is an integrated stainless steel sink and drainer with chrome mixer tap. The Siemens oven and grill has space above for a microwave. To the right of this is space and power for a fridge-freezer.

Further along is a sturdy solid pine worktop and cabinets, with two high level glass display cabinets. There's lots of room for an 8-seater dining table, with lovely views out to the verdant rear garden.

## WC

6'4" x 2'11" (1.95 x 0.9)

With tile-effect vinyl flooring, this room has a ceramic WC with integral flush and ceramic sink with chrome taps. There is a radiator, ceiling light fitting, frosted double-glazed window and a very deep double full-height cupboard providing lots of storage.

## Stairs to first floor landing

The carpeted stairs have a handrail on the left. At the L-shaped landing is a west-facing window, airing cupboard with radiator and two ceiling light fittings. Matching doors lead into the bathroom, four bedrooms and a door leading up to the fifth bedroom on the top floor.



## Bathroom

9'6" x 5'6" (2.9 x 1.7)

The spacious modern bathroom has a bath with separate large corner shower cubicle. The contemporary rectangular bath has a chrome mixer tap. Beside is a sleek and stylish white vanity unit with rectangular sink, chrome mixer tap and two wide drawers. The shower cubicle has curved glass sliding doors and a mains-fed shower with rainforest head and hand-held attachment. There is a ceramic WC with integrated flush and ceramic tiled floor.

The room also has floor-to-ceiling tiled walls, a chrome vertical heated towel rail, two frosted double-glazed windows and recessed ceiling spotlights.

## Bedroom One

17'0" x 8'8" (5.2 x 2.65)

This splendid large dual aspect double bedroom has a wide west-facing window and a south-facing window, offering panoramic views over rooftops to the countryside beyond the town. The room is carpeted and has a radiator, ceiling light fitting and triple full-height fitted wardrobes. This leaves lots of space for a bed and furniture.

## Bedroom Two

13'11" x 8'8" (4.25 x 2.65)

Another large dual aspect double bedroom, this has east- and south-facing windows. The east-facing window has views across to local natural landmark The Gilkin and the distinctive church steeple in the centre of town. The carpeted bedroom has a radiator, ceiling light fitting and lots of space for bedroom furniture.

## Bedroom Three

9'6" x 7'10" (2.9 x 2.4)

Currently used as a home office, with the same east-facing views as Bedroom Two, this carpeted room could be a cosy double or large single thanks to the double fitted wardrobe. There is a radiator and ceiling light fitting.

## Bedroom Four

12'5" x 7'10" (3.8 x 2.4)

This dual aspect bedroom in the north east corner has more fantastic views. The room is carpeted and has a radiator, ceiling light fitting and an eaves storage cupboard under the stairs going up to Bedroom Five.

## Bedroom Five

29'8" x 10'2" (9.05 x 3.1)

A door from the first floor landing opens to reveal the carpeted staircase up to Bedroom Five. There is a cute deep-set window as the stairs turn left. Ascend to this huge bedroom which has lots of room for 2+ beds, furniture, a desk, etc. The room has two radiators, three ceiling light fittings, a large over-stairs cupboard and lots of eaves storage on both sides in this carpeted room.

## Double Garage

20'6" x 14'1" (6.25 x 4.3)

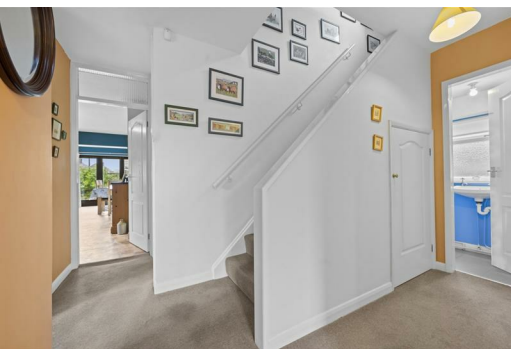
The spacious double garage has lighting, power and a mezzanine upper level. It has a concrete floor, brick walls, high east-facing window and modern Ideal boiler. There is space for a work bench, appliances and shelving.

## Rear Garden

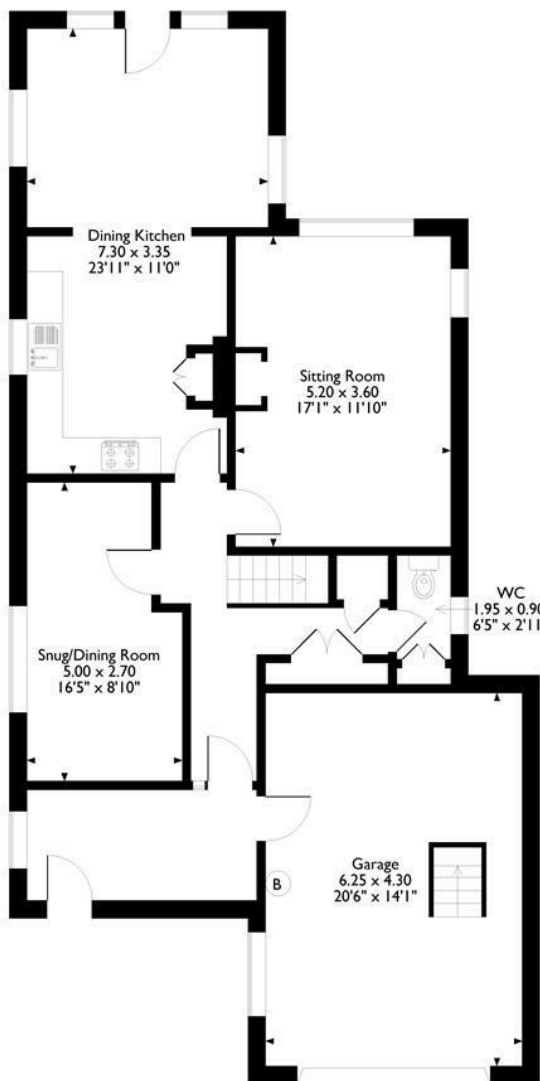
The beautiful wraparound garden has been lovingly developed over many years. A path from the driveway leads to a neat lawn surrounded by planted borders packed with colourful flowers and bushes. There is a peaceful seating area here and, immediately behind, a large modern greenhouse. The path continues around to the rear garden where there is another larger lawn and more densely-packed planted borders adding splashes of colour. A timber fence forms the garden boundary. In front of the kitchen and sitting room is a wide and spacious dining patio. A path around to the right is wide enough to accommodate a shed and it's a useful space to discreetly store bins.

This is a beautiful, peaceful garden sanctuary - it's hard to believe you're just a five minute walk from the town centre.

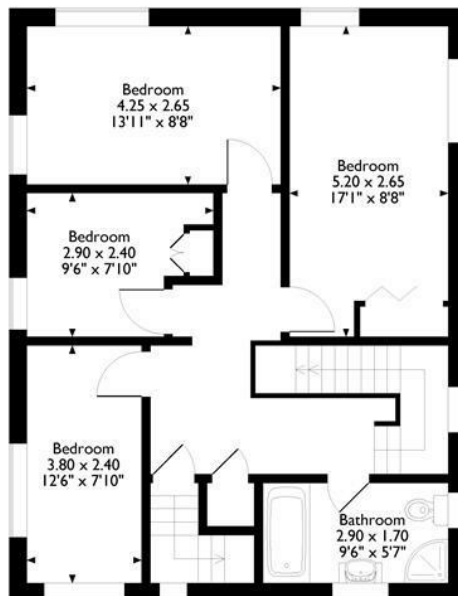
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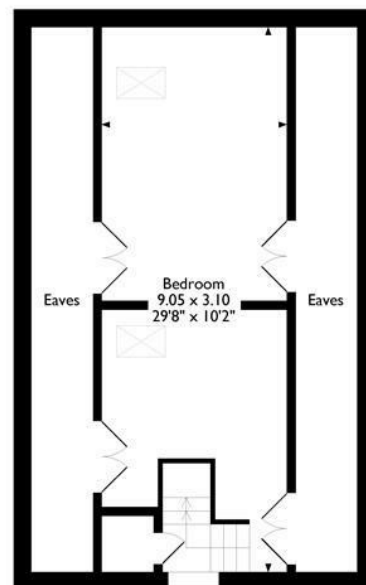
17 Summer Lane  
 Approximate Gross Internal Area  
 203 Sq M / 2185 Sq Ft



Ground Floor

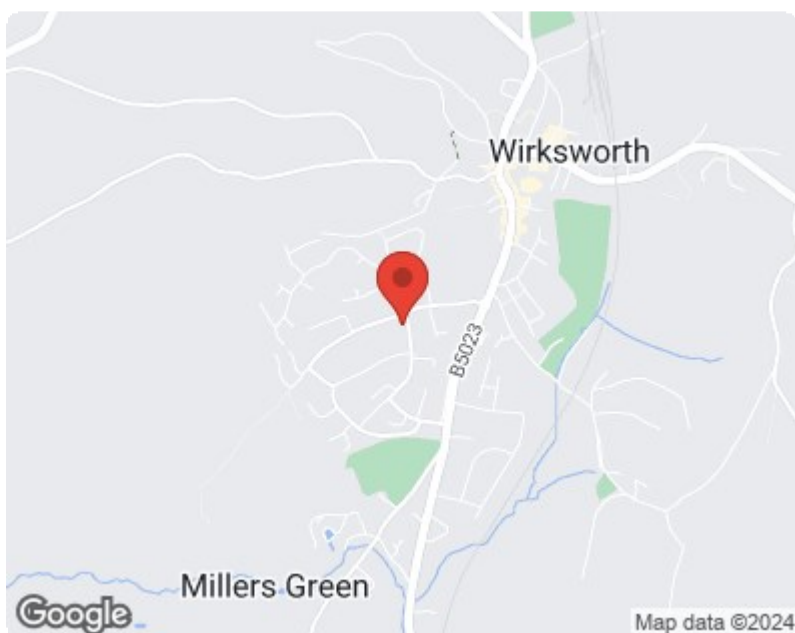


First Floor



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) <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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