



## Oakerthorpe Road, Bolehill Wirksworth, DE4 4GP

Situated adjacent to the High Peak Trail at Black Rocks, this large stone-built bungalow has masses of potential. With spacious rooms, front and rear gardens, off-road parking and a great location, you have the opportunity to upgrade the home to your own specification.

A wide tarmac drive and neat front lawn form the approach to the home. An entrance hallway has doors off to a dining room and conservatory on the left, with the sitting room and kitchen to the right. Beyond the sitting room are three bedrooms and the family bathroom. At the rear of the home is a large private garden with the stone embankment beneath the High Peak Trail providing an impressive and eye-catching feature.

Oakerthorpe Road is located in the Bolehill area of Wirksworth, within walking distance of the town and the villages of Cromford and Middleton - all of which have primary schools, great pubs and thriving communities. With Black Rocks and the High Peak Trail on your doorstep, this is a superb location to live.

The delights of the Peak District and Derbyshire Dales are all around - with the towns of Matlock, Matlock Bath, Bakewell, Ashbourne, Belper and Buxton all within easy reach, as are Chatsworth House and Carsington Water.

- Opportunity to modernise and add value
- Vacant possession
- No upward chain
- Highly sought-after location
- Driveway parking for 2 vehicles
- Front and rear gardens
- Adjacent to High Peak Trail
- Black Rocks literally around the corner
- Walking distance to Wirksworth, Cromford, Middleton
- Cyclist's and walker's paradise

**£300,000**



# Oakerthorpe Road, Bolehill, Wirksworth, DE4 4GP

## Front of the home

A low dry stone wall forms the front boundary, with timber fences on each side. The tarmac drive has space for 2+ vehicles to park comfortably. A neat square lawn on the right is bordered by flower beds and there are more planted borders immediately in front of the bungalow. Ornate iron gates on each side lead to paths round to the rear garden. The bungalow has uPVC windows and a gabled roof on the right.

## Entrance Hallway

Enter the home through the half glazed uPVC front door. Matching timber doors with glazed panels lead into the dining room on the left and sitting room to the right. Mahogany doors directly in front open to reveal two full-height double cupboards with shelving. The hallway is carpeted and has a radiator and ceiling light fitting.

## Sitting Room

13'6" x 13'3" (4.12 x 4.04)

This bright and airy room is flooded with natural light through the wide south facing window. It has a high ceiling with light fitting and is carpeted. There is a radiator, dado rail and wall-mounted electric fire. An open entrance leads through to the kitchen and a timber glazed door leads through to an inner hallway, with doors into the three bedrooms and family bathroom.

## Kitchen

17'6" x 6'6" (5.35 x 2)

With a good quality pine worktop and fitted dresser above, the kitchen has a south facing window and half glazed timber door out to the side path and rear garden. The front part of the kitchen is carpeted, with the rear having a vinyl floor. On the right is the pine worktop with fitted pine dresser above. There are cabinets below including space and plumbing for a washing machine. The 1.5 sink and drainer with chrome mixer tap is situated beneath an east facing window.

Another L-shaped worktop opposite has an integrated Bosch electric oven and four ring gas hob. There are more high and low cabinets and two ceiling light fittings.

## Dining Room

14'11" x 9'4" (4.55 x 2.85)

On the left of the entrance hallway is this versatile room. It could be a dining room, snug or even a fourth bedroom. Light and airy thanks to the timber framed south facing window, light also comes through from the conservatory at the rear. The centrepiece is the ornate original iron fireplace and grate set upon a tiled hearth. There is also an original ceiling beam. The room is carpeted and has a radiator, wall lights and double timber framed glazed doors to the conservatory.

## Conservatory

8'0" x 7'10" (2.45 x 2.4)

With windows to three side and double French doors out to the rear garden, this room is carpeted and has a radiator and ceiling light fitting.

## Inner Hallway

From the kitchen, this carpeted hallway has a ceiling light fitting and loft hatch overhead. The storage cupboard on the right houses a Worcester boiler. Matching pine doors open into the three bedrooms and bathroom.

## Bedroom One

12'11" x 10'0" (3.95 x 3.05)

This largest bedroom has a lovely view of the rear garden and the stone embankment up to the High Peak Trail. The room is carpeted and has a radiator and ceiling light fitting.

## Bedroom Two

10'0" x 9'6" (3.05 x 2.9)

This cosy, carpeted double bedroom offers more views out to the rear garden and has a ceiling light fitting and radiator.

## Bedroom Three

10'0" x 6'2" (3.05 x 1.9)

This single bedroom could also be a home office or dedicated dressing room/walk-in wardrobe. Situated in a quiet corner of the home, the room is carpeted and has a radiator and ceiling light fitting.



## Bathroom

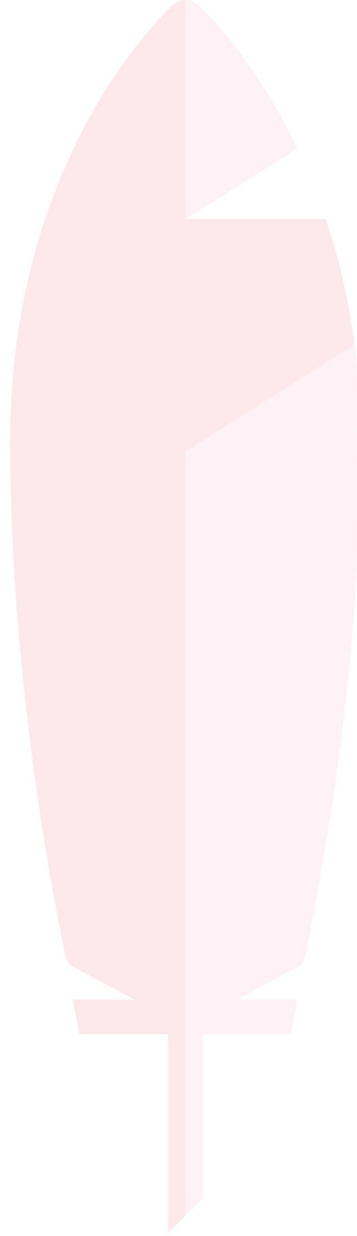
6'8" x 5'6" (2.05 x 1.7)

With tile-effect vinyl flooring, the room includes a bath with chrome taps, ceramic WC and ceramic sink with chrome taps. There is a radiator, ceiling light fitting and frosted double glazed window.

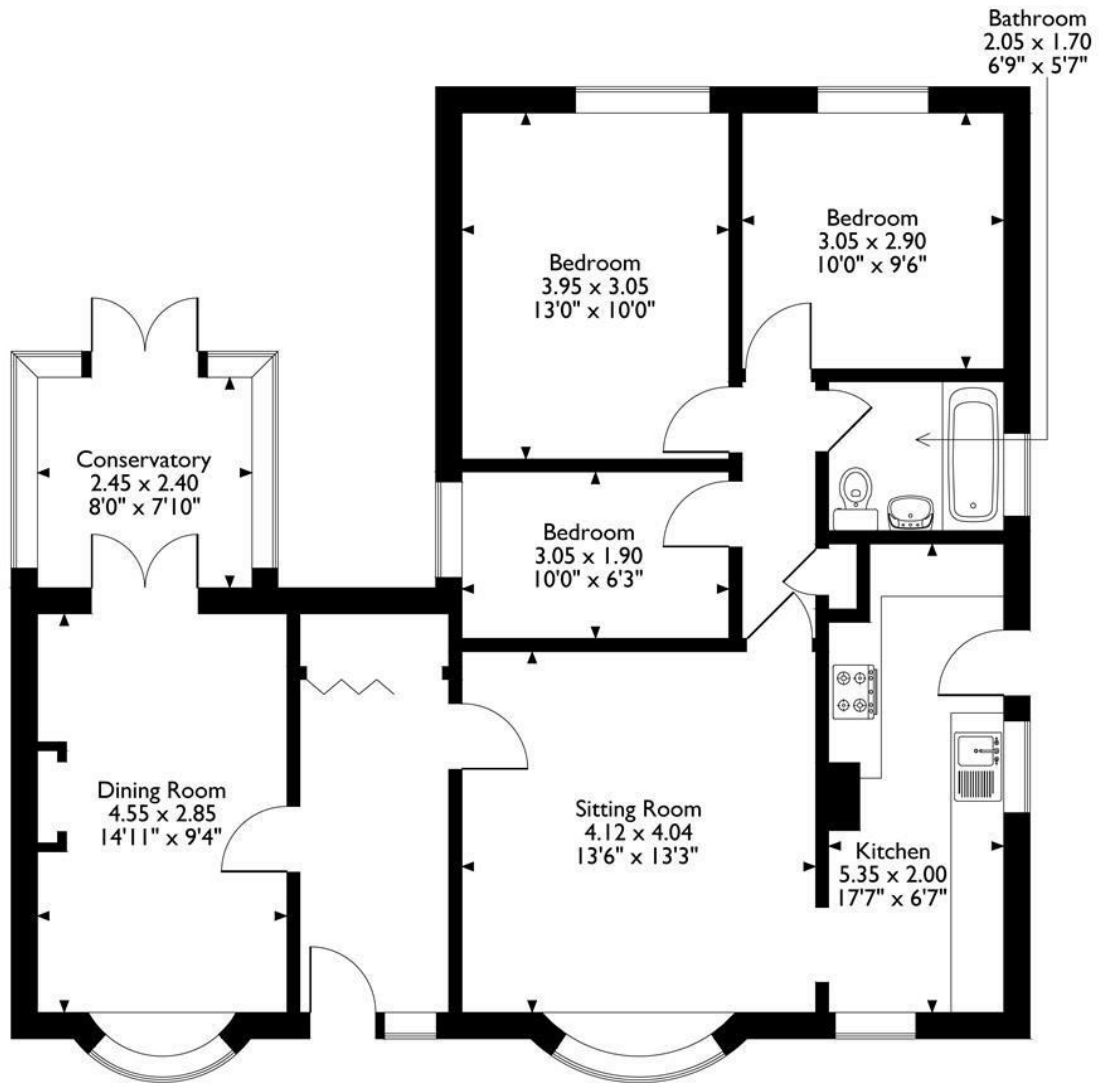
## Rear Garden

The large rectangular garden is mainly laid to lawn, with planted borders. Although it is on the northern, rear side of the home, the garden gets plenty of sun over the top of the bungalow. Sheltered by the embankment, it's a real sun trap and is private and secluded. A timber fence forms the side boundaries and there is a greenhouse and shed.

\*EPC Pending\*



3 Oakerthorpe Road  
 Approximate Gross Internal Area  
 94 Sq M / 1012 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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