



## West End, Wirksworth, DE4 4EG

Packed with eco-credentials and character features, this quintessential 'deceptively spacious' home really lives up to that tag. With three large double bedrooms, this home is located right in the centre of the thriving town of Wirksworth. It has solar panels, smart-zoned gas central heating, a solar/electric hot water tank and huge amounts of insulation. New windows with sills and lintels contribute further to the efficiency. With planning consent to extend at the rear of the ground floor and also up into the loft, this home is brimming with positive aspects.

On the ground floor is a roomy yet cosy sitting room, a bright dining room with charming curved walls, a well-designed kitchen with a Bosch oven and Siemens hob - and an ingenious utility area with glass roof. The substantial renewables kit is all stored discreetly around the corner of the utility area.

To the first floor are two double bedrooms and the elegant large bathroom, whilst another double bedroom occupies the top floor.

To the rear, the elevated lawned garden can be accessed via stone steps up from the ground floor or along a timber walkway directly from Bedroom Two. There is direct access out onto Bowling Green Lane through a timber gate, meaning you can transport bicycles without having to traipse through the house.

Wirksworth has a thriving arts scene which includes the annual Wirksworth Festival, the independent Northern Light Cinema, some fantastic pubs, great eateries and independent shops. There is a popular leisure centre, good schools and well-respected medical centre.

Here, you're on the edge of the Peak District with Carsington Water, Cromford, Matlock and Dovedale all within a short drive. Chatsworth House, Bakewell and Buxton are all within easy reach too.

- Extremely spacious home with 3 double bedrooms
- Very eco-friendly and cost-efficient home
- Planning consent for loft extension
- Council Tax band B
- Sitting room, dining room, kitchen and utility
- Elevated rear garden
- New windows, lintels and sills
- Elegant bathroom
- Planning consent and detailed drawings for rear extension
- Located in centre of town

**£260,000**



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## Front of the home

Formerly part of a public house, this three storey home is located within a row of cute terraced houses on West End, in the centre of Wirksworth. On the roof are 12 state of the art solar panels with a 10.4Kwh house battery system and an eco hot water system that can be switched between solar/electric and gas - available by separate negotiation. The home also has new hardwood sash double glazed windows with new stone lintels and sills at the front and hardwood double glazed windows and doors to the rear.

Enter the home through the part-glazed timber door.

## Sitting Room

14'7" x 11'9" (4.45 x 3.6)

The centrepiece of this stylish room is the large fireplace with stone lintel. Set upon the tiled hearth is a log burner with flue - and a heavy steel ring attached to one of the tiles pulls up and, local folklore has it, used to provide access to the famous smuggler's tunnel linking Godfreyhole in the west to various pubs in the town. The sitting room has oak floorboards and there are alcoves each side of the fireplace with lots of shelving.

This spacious room has a radiator, ceiling light fitting and recessed ceiling spotlights. An open staircase leads up to the first floor and beveled light oak door with iron latch leads through to the dining area and onto the kitchen and utility.

## Dining Room

9'3" x 8'6" (2.82 x 2.6)

We love the characterful curved walls and the recess on the left, with space for coats and footwear. The room has a flagstone tiled floor and beamed ceiling. There is a wall light, window and plenty of room for a dining table and sideboard. Double French timber doors lead to the utility area and garden, whilst you can sashay between the curved walls through to the kitchen.

## Kitchen

11'5" x 8'6" (3.5 x 2.6)

The flagstone flooring flows through from the dining room into this well-designed compact kitchen. It has a wide L-shaped solid timber worktop. A ceramic Belfast sink with heritage-style chrome mixer tap is set beneath the window, looking out to whitewashed exterior walls reminiscent of a Mediterranean scene. On the left is a Bosch oven and Siemens top-of-the-range rapid induction hob, with extractor fan above. Beside this is an Ideal Logic boiler with two spare 32 amp wiring looms pre-wired for heat pumps or electric boilers above. It's one of many examples of where the home has been kitted out and future-proofed for the next owners to benefit.

Beneath the worktop are space and plumbing for a dishwasher, together with a range of cabinets and drawers. At the far, right-hand, end is space for a fridge-freezer and full-height cupboard. The kitchen also includes a radiator, ceiling light fitting, recessed ceiling spotlights, tiled splashbacks and shelving.

## Utility Area

14'11" x 12'5" (4.55m x 3.78m)

This unique space has a new glass roof set within a solid hard-wearing Douglas Fir structure, providing shelter and lots of light into this useful space at the rear of the home. With a quarry tiled floor, there is a worktop on the left with space and plumbing for a washing machine and tumble dryer. This L-shaped area has lots of outdoor storage space including for logs and - discreetly tucked around the corner - bins. It is in that area that the battery and inverter for the renewables are located. Stone steps lead up to the garden on the left.

This area is the space which has been granted permission for the ground floor extension.

## First Floor Landing

Carpeted stairs with a handrail on the left lead up to the first floor landing. At the landing there are doors leading to Bedrooms One and Two and Bathroom, with stairs leading up to Bedroom Three on the second floor. There is a ceiling light fitting overhead and antique style radiator.



### Bedroom One

12'9" x 11'11" (3.89m x 3.63m)

This large double bedroom has a tall south-facing window and high ceiling, making it feel very light and airy. There are oak floorboards and - in the right hand corner - a tall storage cupboard. This creates lots of space in the room itself for flexible room layouts. Overhead is a large loft hatch with pull-down ladder.

### Bathroom

8'10" x 8'6" (2.7 x 2.6)

This magnificent room with a huge window has views to the leafy rear garden. The large standalone bath has claw feet and a heritage chrome mixer tap. The separate large shower cubicle has a powerful mains-fed shower with rainforest shower head and tiled surround. The Savoy ceramic pedestal sink has a distinctive double curved bowl design and a heritage style chrome mixer tap. The room also includes an antique radiator, ladder heated towel rail, a light oak floor, ceramic WC and wide tiled window sill. It is an uplifting and calming place in which to relax.

### Bedroom Two

13'11" x 11'5" (4.25 x 3.5)

One of our favourite ever bedrooms, we love the walkway out to a sheltered breakfast area and on to the elevated garden. This stunning large double bedroom has views directly out to the rear garden. It has stripped oak floorboards and in the space where there were formerly two doors are now cleverly-designed bookcases. The room has a beamed ceiling with light fitting, a radiator, beveled light oak door, curved walls and double French doors out to the garden.

### Bedroom Three

12'1" x 10'9" (3.7 x 3.3)

Head up the carpeted stairs from the first floor landing and alight into this large double bedroom with a vaulted ceiling. The wide triple window at the far end offers uninterrupted far reaching views over town rooftops to Bolehill in the distance. The room is carpeted and has a ceiling light fitting and eaves storage. There is plenty of room for a bed, furniture and desk space too.

### Rear Garden

Accessed from the ground floor up stone steps or via the walkway from Bedroom Two, this garden occupies an elevated position at the rear of the home. As a result, it benefits from sunlight all day long. There is also a very useful gate at the far end straight out onto Bowling Green Lane, meaning that you can bring bicycles through without having to come through the house.

The garden has an outdoor dining area on the right and a rectangular lawn with useful brick store at the far end. This has a corrugated iron roof and can be used to store bicycles, garden equipment and perhaps a barbecue. There is a timber fence on the right and bushes on the left.

\*\*\*N.B. New EPC (energy performance certificate) pending\*\*\*



24 West End  
 Approximate Gross Internal Area  
 104 Sq M / 1119 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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