



Nursery Croft, Wirksworth, DE4 4DG

We adore this extended and modernised family home, located in a quiet cul-de-sac close to countryside, schools and the town centre. Updated to a high standard, the home has a new open-plan kitchen-diner and additional reception and utility rooms. With off-road parking for 4+ vehicles, this is a splendid family home in a wonderful location.

On the ground floor, the entrance porch and hallway lead through to the sitting room, kitchen-diner, reception room and utility room. To the first floor are three bedrooms and the family bathroom.

There is a lovely south-west facing rear garden, which gets the sun from late morning through to sunset, whilst a wide and long graveled driveway has room for 4-5 vehicles to park comfortably.

Nursery Croft is located at the southern end of Wirksworth, yet still within a 10-15 minute walk of the town centre, schools, leisure centre and Hannage Brook medical centre.

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 - including on the nearby High Peak Trail which runs across the top of Wirksworth - plus Carsington Water, Chatsworth House and the bustling market towns of Matlock, Bakewell, Ashbourne, Buxton and Belper all within easy reach.

- Beautifully presented family home
- Created new open-plan kitchen-diner
- Close to countryside and walking distance to town
- Wirksworth named Sunday Times 'Best place to live in Derbyshire 2025'
- Extended to create additional reception room and utility
- Off-road parking for 4+ vehicles
- South-west facing rear garden
- Modernised to a high standard
- Quiet cul-de-sac location
- EPC Rating C and Council Tax band C

£335,000

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Front of the home

Located towards the end of this friendly and popular cul-de-sac, the home has a large, wide driveway with space to park 4-5 vehicles. A gate on the left leads through to the rear garden. There is a timber fence to the left of the driveway and neat raised planted borders on the right. Take one step up to the composite front door, which is part-glazed and has a chrome handle and letterbox, with an outside light to the left.

Entrance Porch

Step through the front door onto the oak-effect vinyl floor of this useful entrance porch. It's the perfect place to kick off muddy boots after a hearty local walk. There is a radiator, ceiling light fitting and space for footwear and coat hooks to the left and right. A paneled white door with chrome handle leads through to the entrance hallway.

Entrance Hallway

What a lovely welcoming entrance to the home! The light oak-effect flooring complements the crisp white walls. There is a ceiling light fitting, radiator and stairs up to the first floor directly ahead. Under the stairs is a large open storage space. Matching white paneled doors open into the sitting room, kitchen-diner and a reception room which is currently used as a playroom.

Sitting Room

17'2" x 9'10" (5.25 x 3)

This elegant room has a handsome feature wall and is carpeted. The wide south-facing bay window has three windows which flood the room with natural light. There is plenty of room for flexible room layouts here. The room has a radiator, ceiling light fitting, two wall lights and cute low-level alcove with space and power for an electric fire. A door leads directly through to the kitchen-diner.

Kitchen-Diner

16'0" x 10'0" (4.9 x 3.05)

This is a splendid place for family and friends to gather, especially with double patio doors leading straight out to the south west facing rear garden. In 2019 the current owners altered this room, which was originally two smaller, darker rooms, into one large and bright open-plan kitchen-diner.

The kitchen has a large and wide U-shaped worktop with a range of high and low level cabinets and drawers. From the left is a storage cupboard, full-height fridge-freezer and then a four-ring Hotpoint gas hob with electric oven below and brushed chrome extractor fan above. The low level cabinets include an integrated Hotpoint dishwasher. The contemporary Blanco rectangular sink and drainer with chrome mixer tap sits beneath the wide double-glazed window looking out to the rear garden. All along this side of the kitchen are modern subway-style tiled splashbacks.

The tile effect vinyl flooring flows seamlessly through to the dining area. Here, there is space for a 6-8 seater dining table, recessed ceiling spotlights, the door through to the sitting room and the aforementioned double patio doors out to the rear garden.

It truly is a wonderful space and the beating heart of this family home.

Playroom

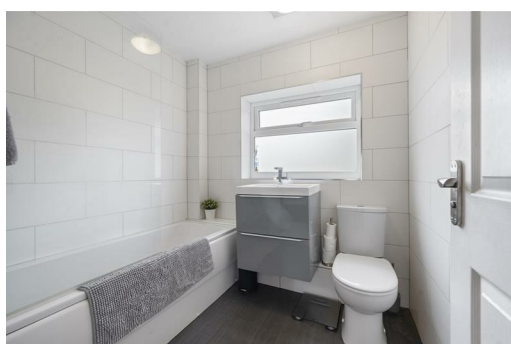
9'10" x 9'4" (3 x 2.85)

This versatile room could also be a snug or home office. The south-facing window lets natural light pour into this room, which is carpeted and has a radiator and ceiling light fitting. The room and utility room beyond were converted in 2020 from the former garage.

Utility Room

9'4" x 5'4" (2.85 x 1.65)

This useful room includes a ground floor WC. There is a worktop with stainless steel sink and drainer with chrome mixer tap. Below is a cupboard and space and plumbing for a washing machine. The room has tile-effect vinyl flooring and the Baxi boiler was installed when the garage conversion took place in 2020. The room also includes a vertical heated towel rail, a high-level cabinet on the right with space below for a tumble dryer and storage. A door leads directly out to the rear garden.



Stairs to first floor landing

We love these shallow carpeted stairs, which have a banister on the right. The L-shaped landing has a ceiling light fitting and loft hatch overhead. There is space on the landing for a storage unit and matching white paneled doors with chrome handles lead into the three bedrooms and family bathroom.

Bathroom

6'10" x 6'2" (2.1 x 1.9)

The stylish modern bathroom has vinyl flooring and floor-to-ceiling tiling. The rectangular bath has a chrome mixer tap and, above, a mains-fed shower with rainforest shower head and additional hand-held attachment, together with pivoting glass screen. The sleek vanity unit has two deep drawers and a sink above with chrome mixer tap. The ceramic WC has an integrated flush and there is a wide frosted double-glazed window, ceiling light fitting and vertical heated towel rail.

Bedroom One

10'4" x 8'10" (3.15 x 2.7)

Located at the rear of the home, this bedroom has views to the west over the rear garden to the hilly countryside. This double bedroom is carpeted and has a radiator and ceiling light fitting.

Bedroom Two

13'3" x 8'10" (4.05 x 2.7)

With stunning east-facing views to the Ecclesbourne Valley, this spacious double bedroom has plenty of room for furniture. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Three

10'9" x 6'11" (3.3 x 2.12)

This roomy single bedroom could also be a home office or nursery. The large bay window offers more east-facing views from this carpeted bedroom. It also has a radiator and ceiling light fitting.

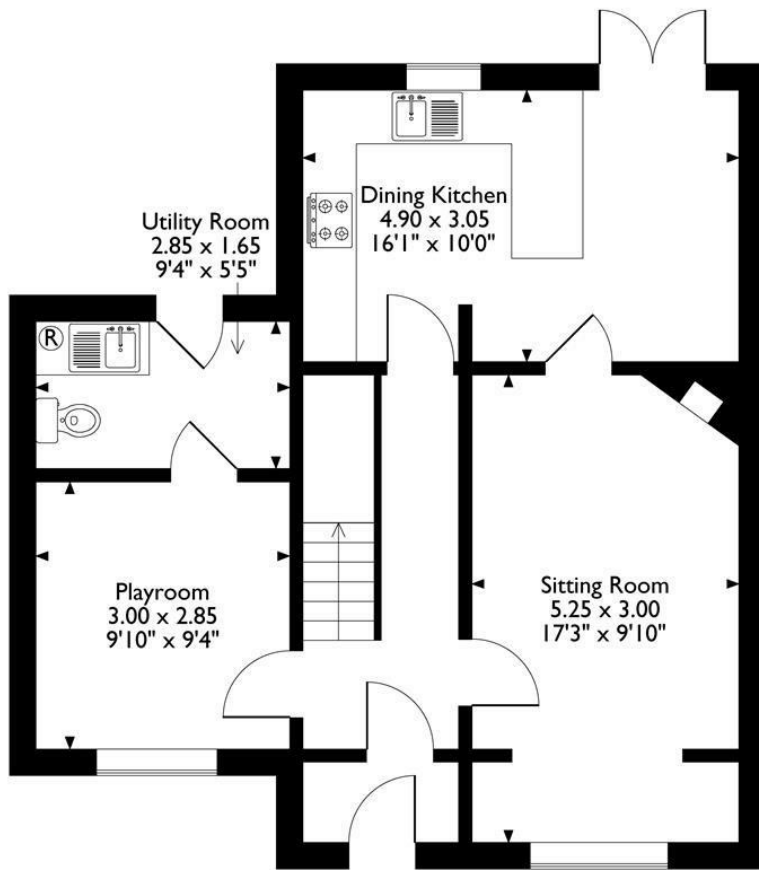
Rear Garden

Accessed from the side gate and from the kitchen-diner, the lower level comprises a wide gravel patio - a perfect spot for sheltered outdoor dining in this south west-facing garden.

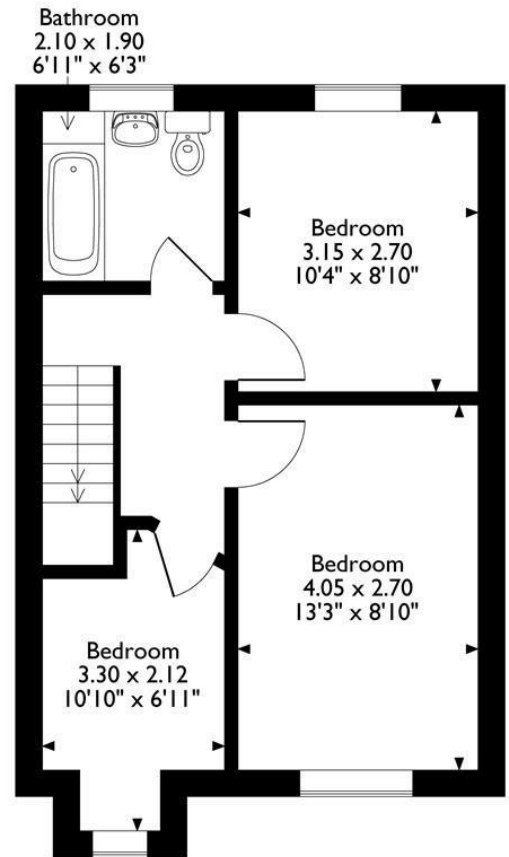
Five steps lead up to the rectangular lawn. There is a timber shed on a concrete base in the top left corner and space on the lawn for play equipment such as swings or a slide. The southern left-hand boundary has a timber fence, whilst a tall hornbeam bush forms the boundary on the other two sides. It's a peaceful sanctuary at the rear of the home.



9 Nursery Croft Approximate Gross Internal Area 93 Sq M / 1001 Sq Ft

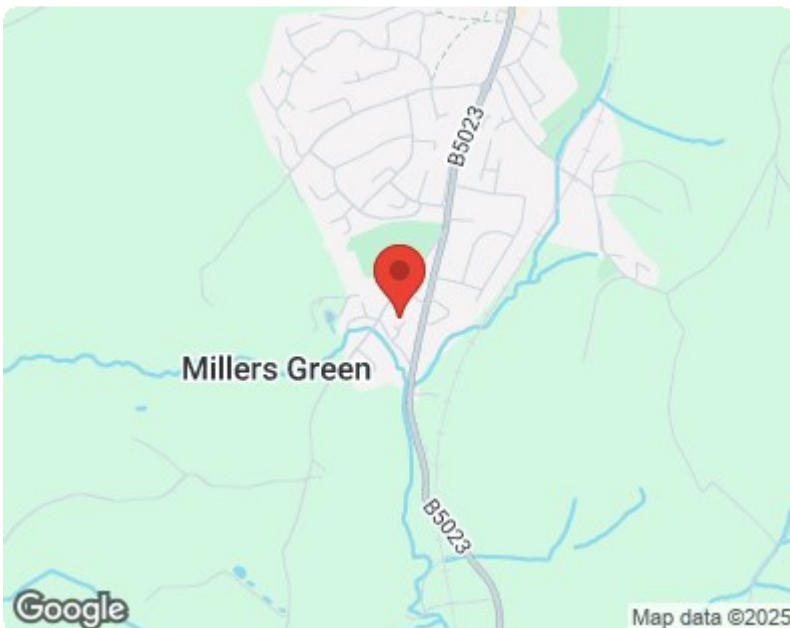


Ground Floor



First 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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