



Malthouse Close, Wirksworth Matlock, DE4 4FS

Representing exceptional value for money, this home is located adjacent to the High Peak Trail, with miles of safe off-road walking and cycling on your doorstep! Occupying an elevated position and on a large corner plot, the home has far-reaching views to Bolehill and Black Rocks. It's also conveniently positioned for schools in Wirksworth, Cromford and Middleton.

On the ground floor, the entrance hallway has doors to the sitting room, kitchen (and through to the dining room) and a freshly updated ground floor WC. Stairs lead up to the first floor, where there are two double bedrooms, a single bedroom (or home office/nursery) and family bathroom. There is a neat front garden and enclosed long rear garden which has been lovingly tended for over two decades to create a colourful and vibrant sanctuary.

The High Peak Trail runs directly behind the home, with the National Stone Centre, Middleton Top, Black Rocks, High Peak Junction and Steeple Grange Light Railway all within a short walk.

Wirksworth is a pretty and historic Derbyshire market town with a strong mining and industrial heritage. Nowadays there is a thriving arts scene which includes the annual Wirksworth Festival, the independent Northern Light Cinema, fantastic pubs and independent shops. Numerous sports and social clubs further enhance the sense of community, with a leisure centre and Hannage Brook medical centre in the town centre too.

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.

- Large corner plot
- Communal parking
- Close to schools
- New ground floor WC
- Adjacent to High Peak Trail - great for walking and cycling
- Perfect home for a growing family
- Far-reaching views to Bolehill and Black Rocks
- Large south-west facing rear garden
- Separate kitchen and dining room
- Council Tax band B

£240,000

Malthouse Close, Wirksworth, Matlock, DE4 4FS

Front of the home

A tall curved yew hedge forms the boundary of the front garden. Enter through a decorative iron gate and a path leads to steps up to the front door. There are neat lawns on both sides and an extensive rockery around to the side garden on the left. The part-glazed timber door has a brass handle and letterbox, with canopy porch above.

Entrance Hallway

This welcoming entrance to the home has a recessed barrier mat and is carpeted. There is a radiator, ceiling light fitting, skirting boards and under-stairs cupboard. An open staircase on the left leads up to the first floor. Matching white doors with chrome handles lead into the ground floor WC, kitchen (and dining room beyond) and sitting room.

Ground Floor WC

This fresh new room has a vinyl floor and vanity unit with sink and chrome mixer tap. There is a ceramic WC with cistern, frosted double-glazed window, ceiling light fitting and radiator.

Sitting Room

13'1" x 10'7" (4 x 3.25)

This lovely light and airy room has a huge east-facing window with views over towards Bolehill. The room is carpeted and has a radiator, wall lights and ceiling light fitting set within a pretty ceiling rose decoration. There is an electric coal-effect fire set within a wide fireplace with mantelpiece and small glass-fronted display cabinets. The room also has a dado rail and ceiling coving.

Kitchen

11'1" x 8'4" (3.4 x 2.55)

The kitchen has a vinyl floor and wide west-facing window and part-glazed door out to the rear garden. The L-shaped worktop on the left has a range of high level cabinets above, including a full-height cabinet on the left. There is an integrated four-ring Zanussi hob with electric Indesit oven below and extractor fan above. Below the worktop is space and plumbing for a washing machine and space too for a refrigerator and freezer. Beneath the window is an integrated stainless steel sink and drainer with chrome taps. The kitchen also includes a radiator, ceiling light fitting and door to the dining room.

Dining Room

10'7" x 9'10" (3.25 x 3)

The huge window looking out to the rear garden means that this room is flooded with natural light. This carpeted room is spacious yet cosy. It has a radiator, ceiling light fitting and plenty of room a 4-6 seater dining table, seating and additional furniture.

Stairs to first floor landing

From the entrance hallway, the carpeted stairs have a handrail on the left and banister on the right. At the landing is a ceiling light fitting and loft hatch overhead. There are two large, deep storage cupboards - one of which houses the modern Worcester boiler with a digital screen, which was fitted in 2020. Matching white doors with chrome handles lead into the three bedrooms and family bathroom.

Bathroom

8'2" x 5'10" (2.5 x 1.8)

The bathroom has a tiled floor and white three-piece suite. The bath has a chrome mixer tap and Triton electric shower overhead. The ceramic pedestal sink has chrome taps and there is a ceramic WC with integral flush. Around the bath and sink are floor-to-ceiling tiles. The room also has a ceiling light fitting, frosted double-glazed window and radiator.

Bedroom One

10'9" x 10'9" (3.3 x 3.3)

With magnificent far-reaching views to Black Rocks and Bolehill through the wide east-facing window, this room has exposed painted wooden floorboards. There is a ceiling light fitting, radiator and lots of space for a double bed and additional furniture.

Bedroom Two

12'3" x 10'9" (3.75 x 3.3)

Another large double bedroom, this has a wide west-facing window with views over the rear garden to the High Peak Trail and woodland beyond. This room is carpeted and has a ceiling light fitting, radiator and lots of room for bedroom furniture.



Bedroom Three

8'6" x 7'4" (2.6 x 2.25)

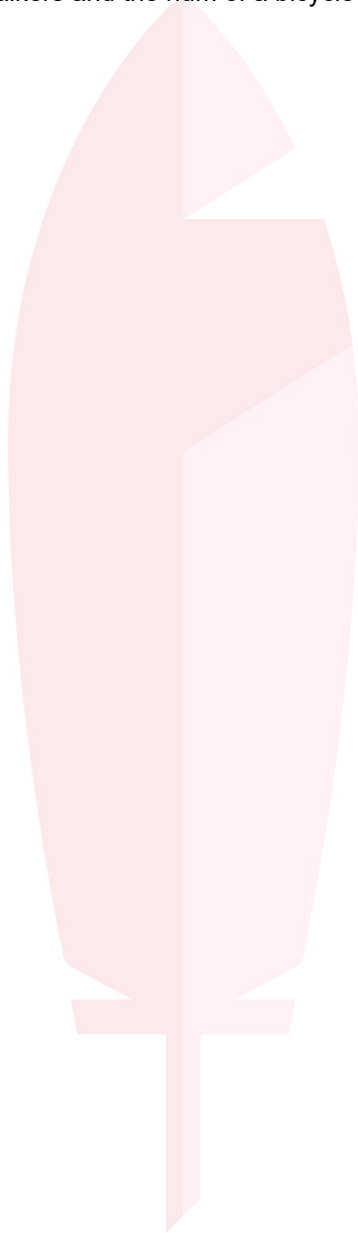
A versatile room, this currently has a built-in bed base with storage cupboards above. It would also make a great nursery, home office or hobby room. The room is carpeted and has a radiator and ceiling light fitting.

Rear Garden

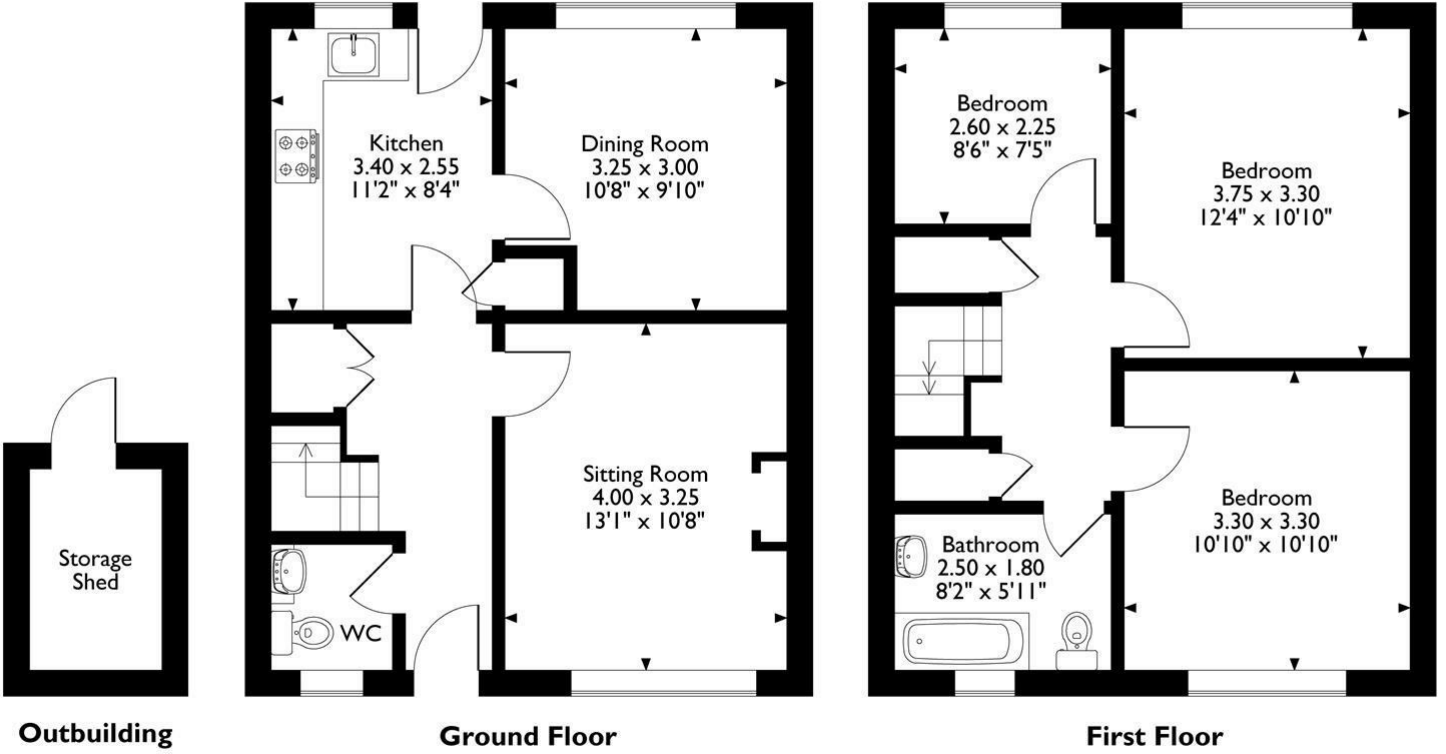
Accessed from the kitchen and via a side gate, there is a large patio area with plenty of space for outdoor seating and dining. Beside this is a substantial shed offering plenty of storage space.

A gate leads to a central path through the well-loved and tended garden, which has been carefully curated over two decades and now contains a wide range of colourful, thriving plants and flowers. There is a lawn each side of the path, a tall yew hedge on the left and a cherry laurel tree. There is also a useful outside tap.

Being on a large corner plot and with the High Peak Trail immediately beyond the end of the garden, this is a quiet and peaceful sanctuary with birdsong, the chatter of passing walkers and the hum of a bicycle providing the background soundtrack in this quiet and peaceful garden.



26 Malt House Close
Approximate Gross Internal Area
88 Sq M / 947 Sq Ft
(Excluding Outbuilding)



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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