



Yokecliffe Hill, Wirksworth, DE4 4PE

With no upward chain and vacant possession, this immaculate, extended family home has no upward chain and is overflowing with attractive features. Located on a popular cul-de-sac close to the town centre, there is a driveway with space for four vehicles, a south-facing garden with summer house, pergola and decking and the potential to easily reinstate bedroom one to become two double bedrooms. The home has been modernised in recent years, with the most recent upgrade being new soffits, fascias and gutters in 2024.

On the ground floor, the entrance hallway leads through to a breakfast kitchen and through to a huge lounge-diner, a second lounge, utility/pantry and a ground floor bedroom/home office. To the first floor are three double bedrooms and the family bathroom. The wonderful, peaceful rear garden is south-facing and has been lovingly tended and managed over the years, with a well-kept lawn and colourful flower beds. At the front is another neat lawn beside the wide, long block-paved driveway which has plenty of space for four vehicles.

Included in the sale are high quality Bosch kitchen appliances and a Belling Kensington stove, all curtains, blinds and carpets as well as a lounge dresser and several large modern wardrobes in Bedrooms One and Three. Some other items of furniture are available by separate negotiation.

A big selling point of this home is the close proximity to local shops, services and countryside walks. The town centre, schools, leisure centre and Hannage Brook medical centre are all within a 10 minute walk. 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, plus Carsington Water, Chatsworth House and the bustling market towns of Matlock, Bakewell, Ashbourne, Buxton and Belper all within easy reach.

- No upward chain and vacant possession
- Driveway parking for four vehicles
- Walking distance to town, schools, medical and leisure centre
- South-facing garden with summer house, pergola and decking
- Extended 4 bedroom, 2 bathroom home in immaculate condition
- Modernised and updated to a high standard
- Handmade German kitchen with Belling oven and Bosch appliances
- New soffits, fascias and gutters in 2024
- Option to easily reinstate additional upstairs bedroom to create fifth bedroom
- EPC rating C

£525,000

Yokecliffe Hill, , Wirksworth, DE4 4PE

Front of the home

Occupying an elevated position with views to woodland and - south-east - towards the Ecclesbourne Valley hillside, this home has a block-paved driveway that was laid in 2017, with room for four vehicles to park comfortably. A solid oak picket fence separates the drive from a neat lawn on the left, with a burst of colour from the Japanese barberry tree in the centre. A path on the right has a timber gate leading through to the rear garden. There are two distinctive outside lights and plenty of space for storage and planters, as well as a useful double power socket. This home is of standard brick and tile construction. Enter the home through the part-glazed front door (with a full-height glazed panel on the left) into the entrance hallway.

Entrance Hallway

An attractive entrance to the home, the hallway has Karndean flooring, which flows seamlessly through to the kitchen and pantry. There is space on the right for storage, a radiator, ceiling light fitting and stairs on the left leading up to the first floor. A contemporary glazed door leads into the kitchen.

Breakfast Kitchen

17'6" x 9'4" (5.35 x 2.85)

A great indication of how well cared-for this home is, is that the handmade German kitchen was installed in 2009. It feels much more modern and the Belling Kensington stove and the Bosch appliances are all included in the sale.

This room has a lovely flow with lots of storage. It is light and airy, thanks to the wide south-facing window and the high ceiling with recessed spotlights. On the right is a full-height in-built shelving unit and space for a fridge-freezer. The long Duropal worktop has a curved breakfast bar peninsula at the end with space for 2-3 stools below. Beneath the worktop there are several cabinets and space and plumbing for a washing machine and dishwasher. Above are brick tiled splashbacks, high level cabinets and a fitted microwave oven.

On the opposite side of the kitchen is a radiator and a large L-shaped worktop with high and low cabinets. The Belling stove has ovens, a five-ring gas hob and brushed chrome extractor fan above. An integrated stainless steel 1.5 sink and drainer with chrome mixer tap is set beneath a wide south-facing window with lovely views of the garden. There is a Creda tumble dryer below the worktop.

The kitchen includes a large pantry with lots of shelving and ample storage for a vacuum, ironing board, etc. Glazed doors lead into the lounge-diner and second lounge.

Lounge-Diner

27'0" x 11'3" (8.25 x 3.45)

This magnificent dual aspect room has a wide north-east facing bay window and - at the opposite end of the room - sliding patio doors to the rear garden. There is a clear demarcation between the lounge and dining area, with plenty of space for seating and a large dining table and chairs. The carpet flows seamlessly throughout the whole room. The fireplace houses a gas fire and the room also includes four radiators, skirting boards, decorative ceiling coving and two ceiling light fittings. The large dresser on the right is included in the sale.

Second Lounge

18'10" x 7'10" (5.75 x 2.4)

With views of the pretty south-facing garden, this is a splendid room in which to relax. Double sliding patio doors and a wide south-facing window flood lots of natural light into this versatile room. Currently used as a music room - with plenty of space for a piano and seating - this could also easily be a playroom directly off the kitchen, a formal dining room, home office or games room. The room is carpeted and has a radiator, ceiling light fitting and door to the utility room and through to the ground floor bedroom.

Utility Room

8'0" x 7'0" (2.45 x 2.15)

The garage was converted in 2015 and the utility room forms part of that space. Even with two large fridge-freezers here, this room still has lots of pantry storage space and a modern Worcester boiler within a store cupboard.

The room has a vinyl floor and ceiling light fitting.

Bedroom Four/Home Office

8'2" x 8'0" (2.5 x 2.45)

Currently used as a combined guest bedroom and home office, this is another versatile room. With great views up to woodland and the cliff (hence Yokecliffe) to the north, from this elevated position you can also see over rooftops to the hilly countryside to the east.

This room is carpeted and has a radiator, ceiling light fitting and cute cubby hole housing the meters.



Stairs to first floor landing

From the entrance hallway, carpeted stairs have a banister on the right and handrail on the left. The landing is carpeted and flows left and right to three double bedrooms (one en-suite) and the family bathroom. Overhead is a ceiling light fitting and loft hatch.

Bedroom One

24'9" x 11'7" (7.55 x 3.55)

Formerly two separate double bedrooms - and with the potential to reinstate that very easily - this is now a substantial dual aspect bedroom with spacious dressing area. That dressing area on the right has space for multiple wardrobes and a dressing table.

On the left there is still plenty of room for a double or king size bed and additional bedroom furniture. The room features two radiators, three ceiling light fittings and a door to the en-suite shower room.

Bedroom One en-suite

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

This en-suite is actually larger than the main family bathroom! The sleek square glass cubicle houses a mains-fed shower, whilst the wide vanity unit has a Loufen ceramic sink and chrome mixer tap. A useful large shelf is located behind the ceramic WC with integral flush.

This room has contemporary rectangular tiles on the floor, floor-to-ceiling tiled walls, a chrome vertical heated towel rail, wall-mounted mirrored cabinet, recessed spotlights and a wide frosted double-glazed window.

Bedroom Two

10'7" x 9'0" (3.25 x 2.75)

This spacious double bedroom is located at the rear of the home, with great views over the rear garden. Currently used as a roomy home office, the room is carpeted and has a radiator and ceiling light fitting.

Bedroom Three

18'0" x 7'10" (5.5 x 2.4)

Another large double bedroom, with ample space for a bed, wardrobes and additional furniture, this dual aspect room has more lovely views to woodland and over the garden.

The room is carpeted and has two radiators and a ceiling light fitting.

Bathroom

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

This room has a jellybean-shaped bath which widens at the end with the mains-fed shower. It has a curved pivoting glass screen and we love the corner position of the chrome mixer tap, meaning you can truly stretch out.

There is Loufen-branded bathware here too, with a 'floating' ceramic sink and chrome mixer tap and a ceramic WC with integral flush. The floor-to-ceiling tiles include a recessed storage area. The room also has a ceramic tiled floor, ceiling light fitting, extractor fan and chrome vertical heated towel rail.

Rear Garden

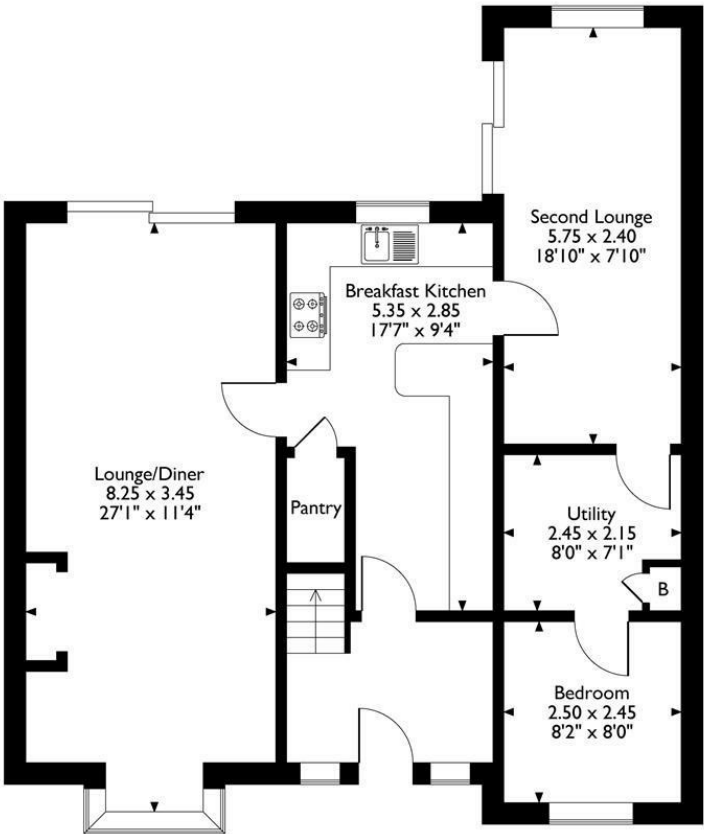
This is a peaceful enclosed and sheltered south-facing sanctuary, which is accessed from the lounge-diner, the second lounge and via the side gate. The wide paved dining patio area has plenty of room for an outdoor dining set. There is an easy to maintain raised gravel area, large modern summer house with an electricity supply and pitched roof and, around the corner, a very useful tool shed is tucked away.

Five stone steps lead up to the main garden with wide flower beds each side, which are packed with a selection of colourful, mature plants and shrubs.

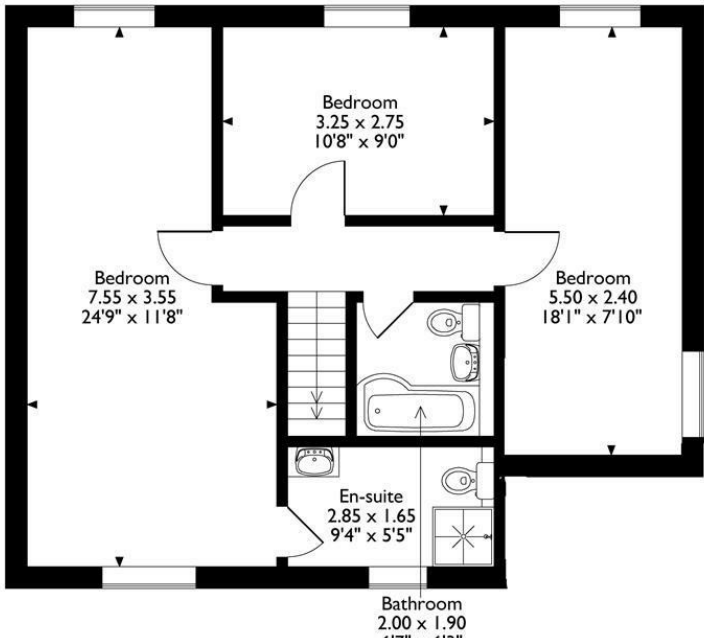
We adore the large decked pergola area, which offers another spot for relaxing or dining. It looks out over the well-tended lawn, whose edges meander gently around the garden, bordered by yet more flower beds. Shrubs and trees include a prominent white birch and acacia trees. The garden includes outside lights, outside power points, plenty of storage space on the side path and timber fences to 3 sides.



3 Yokecliffe Hill
Approximate Gross Internal Area
143 Sq M / 1539 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	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315