



Summer Lane, Wirksworth, DE4 4EB

This substantial family home occupies a wonderful position in the centre of Wirksworth. With ample off-road parking, a newly-landscaped south-facing garden and spacious rooms throughout, the home is within a ten minute walk of the town centre, schools, leisure centre and the popular Hannage Brook medical centre.

On the ground floor, the entrance hallway leads through to the sitting room, dining area, garden room, kitchen, utility room, WC and a versatile room that could easily be a gym, home office or a ground floor bedroom.

To the first floor are four large double bedrooms (one en-suite), a family bathroom and separate shower room, plus a lobby area which would also be suitable as a home office. Stairs from here lead up to the enormous fifth bedroom, which has ample space for a seating area and has its own en-suite shower room.

At the front of the home is a fresh tarmac drive with room for 5+ cars to park comfortably without blocking other cars in. The rear garden has been recently landscaped and includes a lawn, dining patio area and space for a shed. To the side of the home is a large workshop/storage area.

The home is under a ten minute walk to town where there are a number of thriving independent retailers, cafes and pubs. You are never far from spectacular countryside walks in all directions and the High Peak Trail traverses the northern edge of this small town. Beautiful Carsington Water, the Peak District, Chatsworth House and the market towns of Matlock, Bakewell, Buxton, Ashbourne and Belper are all within a short walk.

- Substantial family home in the heart of Wirksworth
- Newly-landscaped south-facing garden
- Large covered secure storage unit
- Walking distance to town, schools, leisure and medical centres
- 5 bedrooms, 4 bathrooms, 4 reception rooms
- Spacious rooms throughout across 3 storeys
- Utility Room and gym/home office
- Off-road parking for 5+ vehicles
- Top floor suite with shower room
- Wirksworth named Sunday Times 'Best place to live in Derbyshire 2025'

£625,000

Summer Lane, , Wirksworth, DE4 4EB

Front of the home

Occupying an elevated position on the southern side of this very popular street, the new tarmac drive has plenty of space for several vehicles to park. An easy-maintenance raised gravel bed includes a Japanese flowering cherry tree and Taiwanese photinia. A timber fence marks the left-hand border and a timber gate leads into a large storage area and workshop. On the right of the driveway is a privet hedge and decorative iron gate through to the rear garden.

This impressive double fronted home has a stone canopy porch over the front door, with lights either side. Enter the home through the uPVC part-glazed front door into the entrance hallway.

Entrance Hallway

This wide and welcoming entrance to the home has engineered oak floorboards which flow seamlessly through to the sitting room on the left. There is a radiator, ceiling light fitting and stairs to the upper floors, which have a useful large open space beneath. A tall north-facing window brings natural light in. Part-glazed doors lead through to the sitting room and, at the end of the hallway, the dining area and other rooms on this floor.

Sitting Room

27'2" x 11'11" (8.3 x 3.65)

This is a huge bright and airy room, thanks to the natural light flooding in through the wide bay window at the front and the double French doors to the rear garden. Previously two separate rooms, it is spacious and elegant, with two fireplaces. The fireplace in the left, front half of the room has a gas fire with decorative wooden mantelpiece and a marble hearth and surround. This matches the marble shelf in the bay window.

The stunning original iron fireplace on the right is an open fire. It has a granite hearth and wooden mantelpiece. The room also includes two radiators, two ceiling light fittings, wall lights, skirting boards and a high-level picture rail.

Dining Area

7'10" x 8'10" (2.4 x 2.7)

Oak veneer flooring with underfloor heating flows seamlessly through to the adjacent garden room and kitchen. There is space here for a 6-seater dining table, but this versatile room could also be a home office if you chose to dine in the garden room or utilise some of the sitting room as a dining area. Double doors open into the garden room and there is an open entrance into the kitchen.

Garden Room

14'7" x 11'3" (4.45 x 3.45)

This splendid room has a vaulted ceiling with exposed roof trusses. With lots of windows to the east and south, as well as double French doors and two high Velux windows, light pours in from all angles. There are marble window sills and a marble shelf in the recess on the right.

Kitchen

14'3" x 10'11" (4.35 x 3.35)

The kitchen has an open feel, with a wide south-facing window to the rear garden and a high ceiling with recessed spotlights and wall lights. The large deep granite U-shaped worktop includes plenty of space for small appliances and food preparation. There is a huge amount of storage in the high and low level cabinets, which include deep-pan drawers and space-saving corner cabinets. The integrated Franke Belfast-style sink has a contemporary chrome mixer tap. On the right, the integrated De Dietrich four-ring gas hob has a Neff curved brushed chrome extractor fan above. There is also a built-in Zanussi chest-height double oven and space for an American-style fridge-freezer.

A part-glazed door leads to the utility room.

Utility Room

9'10" x 8'6" (3 x 2.6)

With a door out to the path on the right side of the home, this roomy utility has a ceramic tiled floor. The worktop on the right has brick tiled splashbacks and cabinets high and low. Opposite, the worktop includes an integrated stainless steel sink and drainer with chrome mixer tap and more brick tiled splashbacks. There is space and plumbing below for a washing machine and tumble dryer. The room also includes a Vaillant boiler, extractor fan and recessed ceiling spotlights. Doors lead into the WC and Bedroom/Gym

WC

With a ceramic tiled floor, this room includes a WC with integral flush, wall-mounted ceramic sink with chrome mixer tap, ceiling light fitting and extractor fan.

Gym/Bedroom

15'3" x 10'4" (4.65 x 3.15)

This versatile room has been a gym and home office. It could even be used as a sixth bedroom should you wish. The room has oak-effect vinyl flooring, two west-facing windows, a large deep north-facing window and four ceiling light fittings.

Stairs to first floor landing

Carpeted stairs from the entrance hallway have a banister with decorative spindles on the left. The large U-shaped landing has a ceiling light fitting, radiator and doors into four spacious double bedrooms, the family bathroom, shower room, a large storage cupboard and a lobby/home office, from where stairs continue up to the top floor suite of Bedroom Five.

Bedroom One

14'9" x 11'11" (4.5 x 3.65)

Located at the front of the home, with a wide bay looking across to the newly-landscaped Meadows, this spacious double bedroom is carpeted. It has a radiator, ceiling light fitting, skirting boards and picture rail.

Bedroom Two

12'11" x 11'11" (3.95 x 3.65)

South-facing, this large double bedroom has huge windows overlooking the rear garden. It is carpeted and has a radiator, ceiling light fitting, skirting boards and picture rail.



Bathroom

8'10" x 7'10" (2.7 x 2.4)

As you are coming to expect in this home of well-proportioned rooms, the bathroom has lots of space. The jellybean-shaped bath has a chrome waterfall mixer tap and a Triton electric shower over. There is a ceramic WC with integral flush and set upon the vanity unit is a large ceramic bowl sink with waterfall chrome mixer.

The room also includes a ceiling light fitting, extractor fan, frosted double-glazed window, tiled floor and floor-to-ceiling tiled walls.

Shower Room

5'6" x 3'3" (1.7 x 1)

A neat addition to the home, this room has a curved glass cubicle housing the mains-fed shower. There is a capsule WC and cute wall-mounted ceramic sink with heritage-style chrome taps. The room also includes vinyl tile-effect flooring, a shaver point, radiator, recessed spotlights and extractor fan.

Bedroom Three

15'8" x 11'3" (4.8 x 3.45)

At the rear, with a wide south-facing window overlooking the garden, this huge double bedroom has a fitted desk/dressing table. There is plenty of space for a king-size bed, seating and additional furniture. The room is carpeted and has a radiator, ceiling light fitting and pine door to the en-suite shower room.

Bedroom Three en-suite

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

A new corner cubicle with curved glass doors houses the mains-fed shower, with rainforest shower head and separate hand-held attachment. There is a ceramic pedestal sink with chrome mixer tap and ceramic WC.

The room has a tiled floor, chrome vertical heated towel rail, frosted double-glazed window, recessed ceiling spotlights, extractor fan and floor-to-ceiling tiled walls.

Bedroom Four

14'11" x 10'4" (4.55 x 3.15)

Yet another large double bedroom, this L-shaped room has a useful space suitable for a large wardrobe or desk/dressing table. It has a wide bay window, radiator, ceiling light fitting and is carpeted.

Lobby/Home Office

From the first floor landing, a door opens to this useful carpeted space, with room for storage and a desk. There is a radiator, ceiling light fitting, north-facing window and carpeted stairs with a handrail on the right lead up to the top floor suite.

Bedroom Five

16'8" x 16'8" (5.1 x 5.1)

Occupying the entire top floor and including a huge amount of eaves storage space, this spectacular room has a vaulted ceiling with exposed substantial oak roof trusses. There are two Velux windows and an additional north-facing window, making this another light and airy space. It is effectively a self-contained suite, with plenty of room for a double bed, seating, games/gaming area, desk and additional furniture. The room is carpeted and has a radiator and recessed ceiling spotlights. A door leads into the en-suite shower room.

Bedroom Five en-suite

9'8" x 5'6" (2.95 x 1.7)

The large walk-in shower on the right has a tall reinforced glass screen and a mains-fed shower with rainforest head and separate hand-held attachment. There is a ceramic pedestal sink with chrome mixer tap and ceramic WC with integral flush.

The room has a vinyl floor, radiator, Velux window, storage cupboard with water tank, ceiling light fitting, recessed spotlights, extractor fan and small loft hatch. There is also additional eaves storage.

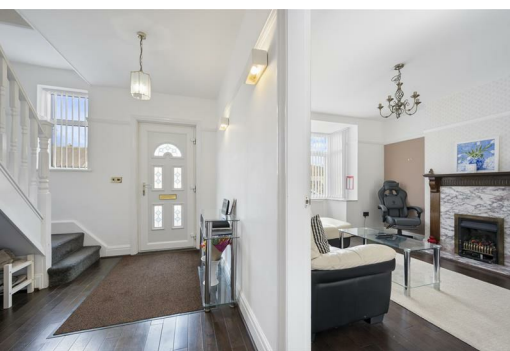
Rear Garden

Accessed from the garden room and sitting room - and also from both sides of the home - this newly landscaped south-facing garden is a quiet sanctuary. There are several vantage points from which you can position seating to look across to the green hillside to the east.

A large patio has plenty of space for outdoor dining and seating. Step down to a path which circumvents the newly-laid rectangular lawn. Neat easy-maintenance gravel beds on the right and rear include a proud row of hemlock trees. There is a large shed in the top-left corner. A timber fence forms the border on three sides and there is an outside tap, outside light and electric power points.

A door leads to a workshop on the side of the house. This has a long workbench, cabinets and plenty of space to store garden equipment, tools, bicycles, etc. There is lighting and power here.

N.B. EPC pending



7 Summer Lane
Approximate Gross Internal Area
236 Sq M / 2540 Sq Ft
(Excluding Eaves)



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