



## Greenhill, Wirksworth, DE4 4EN

This entry-level starter home has no upward chain and offers the opportunity to upgrade and add value. Wirksworth has been named by The Sunday Times as the best place to live in Derbyshire and this home is located right in the centre of town. Set back in a little courtyard off historic Greenhill, the home has a kitchen, lounge-diner and shower room on the ground floor. To the first floor is a large double bedroom with views south-east over rooftops towards the Ecclesbourne Valley.

It also has the potential to be a great holiday home.

The home is in the heart of the thriving centre of Wirksworth, with independent retailers, cafes, bars and cultural offerings. The primary, junior and secondary schools are within a 10 minute walk, as is Wirksworth Leisure Centre and Hannage Brook medical centre. Countryside walks and cycle rides are easily accessible too, including the High Peak Trail, which runs across the top of the town.

Slightly further afield is Carsington Water and the bustling market towns of Belper, Matlock, Bakewell, Buxton and Ashbourne, plus the beautiful Derbyshire Dales, Peak District and Chatsworth House.

- No upward chain and vacant possession
- Opportunity to upgrade and add value
- Council Tax band A
- Ground floor WC
- Potential holiday home in popular location
- In the heart of the town centre
- Large double bedroom with views
- Ideal starter home brimming with character
- Wirksworth named Sunday Times Best Place to Live in Derbyshire
- Multifuel burner

**£135,000**



## Greenhill, , Wirksworth, DE4 4EN

### Front of the home

Tucked away in the corner of a quiet courtyard off Greenhill, this quaint cottage has uPVC double-glazed windows. It has a tiled roof and distinctive pink pebble-dash render. Enter the home through a solid timber stable door.

### Kitchen

7'10" x 5'6" (2.4 x 1.7)

This functional kitchen has a U-shaped worktop with integral four-ring electric hob with Bosch oven below. Beneath the south-facing window is an integral sink with mixer tap. There are a number of cabinets below and above the worktop, with space at the end for a fridge-freezer. The worktops have tiled splashbacks and there is a ceiling light fitting.

### Lounge-Diner

15'10" x 13'1" (4.85 x 4)

The focal point of this room is the large brick fireplace with multifuel burner and flue, set upon a tiled hearth. This traditional room has a quarry tiled floor, beamed ceiling, wide south-facing window at the front and a cute deep set window at the rear. The room also has a ceiling light fitting, wall-mounted electric heater and fitted low-level pine cabinets. Pine doors open into the ground floor shower room and there is an open staircase up to the first floor.

### Shower Room

8'0" x 5'4" (2.45 x 1.65)

The cubicle in the right corner has a pivoting glass door and houses an electric shower. There is a ceramic sink with chrome taps and a ceramic WC with integral flush. The room also includes an electric heater, tiled floor and tiled floor-to-ceiling walls.

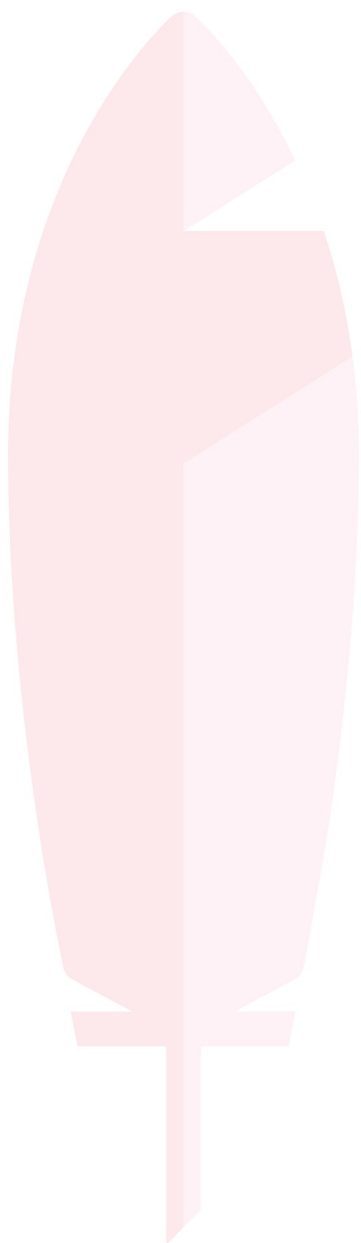
### Bedroom

14'5" x 13'1" (4.4 x 4)

A pine staircase with a banister on the left leads up to the first floor bedroom. With wooden floorboards, this room has two wide south-facing windows. The left-hand window has views over rooftops towards the Ecclesbourne Valley beyond the town to the south-east. The room has lots of storage thanks to the two fitted pine double wardrobes and a large chest of drawers on the left. There are also floor-to-ceiling recessed fitted cupboards in the right corner. The original fireplace and iron grate is a pretty feature of the room. This large double bedroom has a ceiling light fitting and internal window over the stairs.

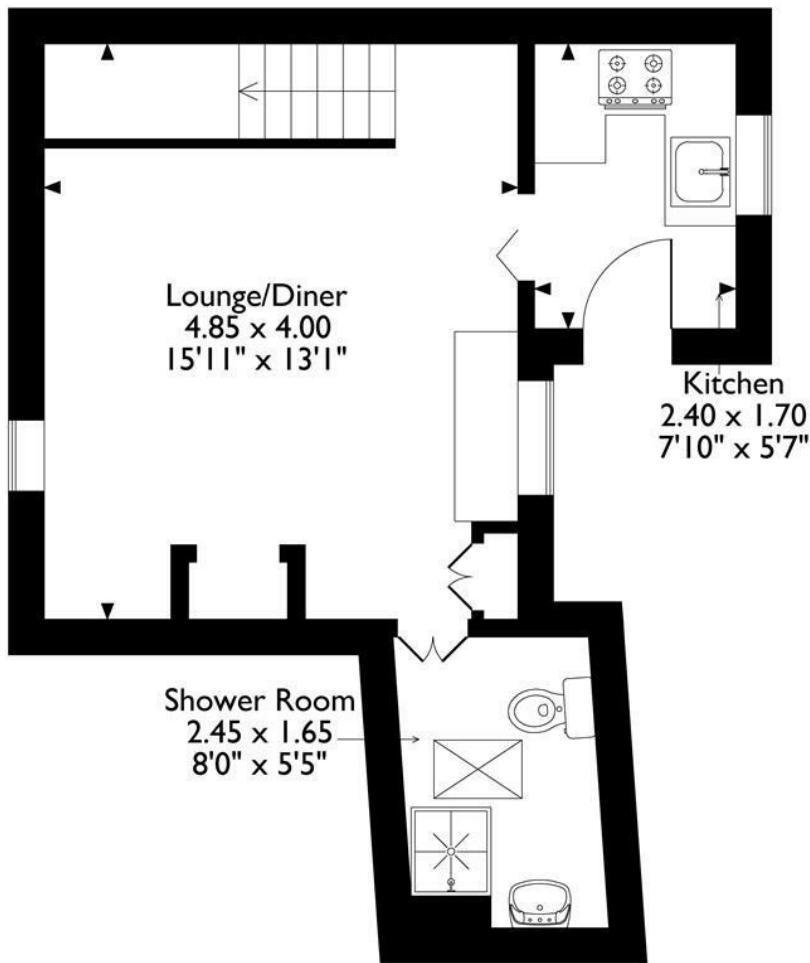
N.B. New EPC pending



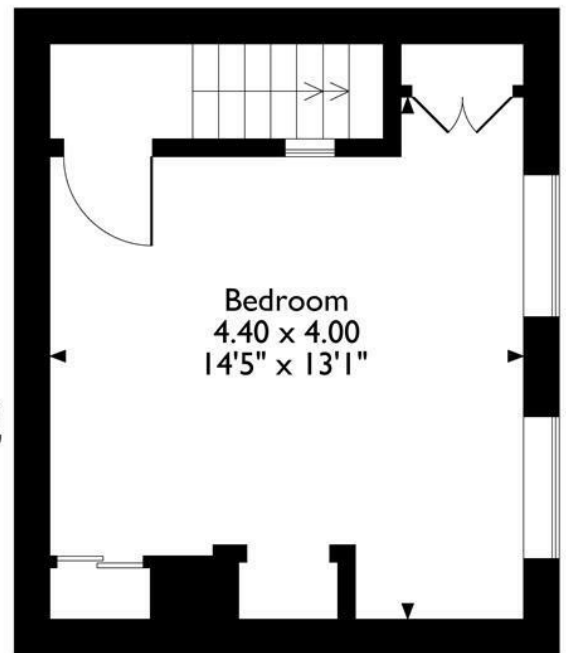


# 12 Greenhill

## Approximate Gross Internal Area 47 Sq M / 506 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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