



BRICKS + MORTAR



The Dale, Wirksworth, DE4 4EJ

£350,000

This peaceful and serene home has elevated views over Wirksworth to the surrounding countryside. Located on The Dale and having three off-road parking spaces, it's just a short walk into town and perfect for accessing countryside walking and cycling routes very close by.

With a large lounge-diner, kitchen, three bedrooms, recently updated bathroom and study, it's a perfect home for a family or, simply, anyone looking for a tranquil lifestyle within close proximity of key amenities.

The garden is easy to maintain and includes a sunken outdoor dining area, whilst there is a shed at the rear of the home!

Wirksworth has a thriving arts scene which includes the annual Wirksworth Festival, the independent Northern Light Cinema, some fantastic pubs and great eateries and independent retailers.

From this home, the Stardisc is just 3 minute walk. Furthermore, 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.

The Dale, , Wirksworth, DE4 4EJ

Front of the home



From your allocated off-road parking spaces, ascend seven curved stone steps to the path encircling the left-hand side of the home. On the right is an easy-to-maintain front garden which includes a feature rockery, gravel path and planted borders. There is space at the front to sit and enjoy the views and the peace, punctuated occasionally by birdsong as we wrote this listing.

Down to the left is a sunken patio which - depending on the time of day - will be a beautiful warm sun trap or offer convenient shaded shelter. A traditional dry stone wall forms the boundary of the property. A path leads around past a log store and the back door to the shed, set in the secluded space at the rear of the home.

From the front step through the timber door into the lounge-diner.

Lounge-Diner

18'4" x 17'6" (5.6 x 5.35)



This impressive entrance to the home is spacious and roomy, with a double west-facing window flooding lots of natural light in. The room (and whole house) has high ceilings and a substantial multi-fuel burner from renowned local company Robey's. The wood burner and flue are set upon a tiled hearth with brick surround and stone lintel above. There is plenty of space in the room for a dining table and chairs, sofas, coffee table, etc. This is enhanced by the wide, open space beneath the stairs which provides lots more useful storage.

The room has wide alcoves either side of the fireplace, two ceiling light fittings, a radiator and door to the kitchen.

Kitchen

14'3" x 6'6" (4.35 x 2)



The galley kitchen has a quarry-tiled floor and can be accessed from the lounge-diner and from the garden. There are a range of high and low level cabinets and plenty of worktop space on both sides. Beneath the worktops there is space and plumbing for a washing machine and tumble dryer, together with other appliances. The room has a radiator, ceiling light fitting, skirting boards and space and a gas supply for a cooker.

An integrated stainless steel sink and drainer with chrome mixer tap sits beneath the north-facing window with views to the verdant cliff face outside.

Stairs to first floor landing

The carpeted stairs have a banister with decorative spindles on the left and this continues to give a galleried landing above. There is a ceiling light fitting and loft hatch (the loft is boarded and has some storage space). Doors lead to the three bedrooms, study and bathroom, plus a storage cupboard with shelving.

Bedroom One

11'11" x 9'3" (3.65 x 2.82)



For us, possibly THE selling point of this home is waking up to the views from this bedroom. The magnificent far-reaching views are uplifting and ever-changing through the seasons. The room is carpeted and has skirting boards and ceiling coving, a radiator, ceiling light fitting and plenty of room for a double bed and additional furniture.

The Dale, , Wirksworth, DE4 4EJ

Bedroom Two

11'11" x 7'10" (3.65 x 2.4)



We adored this room - it has a perfect cosy layout, views of the cliff face and space on the right as you enter for a double wardrobe. That creates space in the main part of the room for a double bed and there is a radiator and ceiling light fitting.

Bedroom Three

7'10" x 6'10" (2.4 x 2.1)



With great views directly out to the dramatic cliffs outside, this single bedroom cleverly uses the space with a bunk-style bed, leaving space in the room for other bedroom furniture. The room is carpeted and has a radiator and ceiling light fitting.

Bathroom

6'4" x 5'10" (1.95 x 1.8)



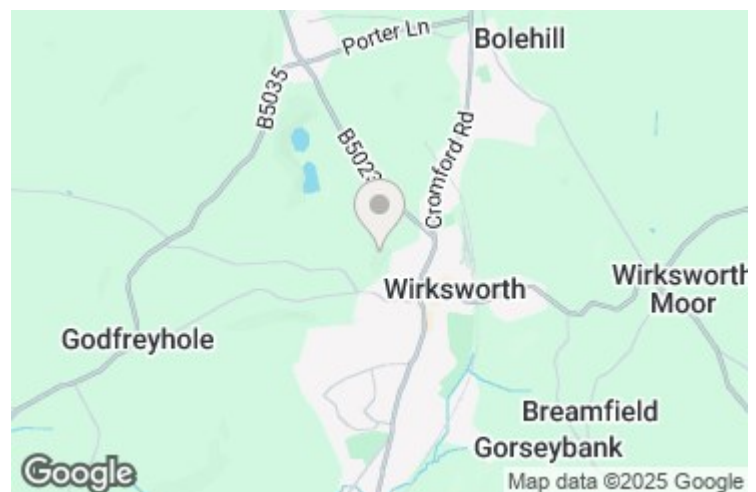
Recently updated with a new white three-piece-suite, the bathroom includes a jellybean-shaped bath with curved pivoting glass shower screen. The bath has modern chrome mixer taps with a waterfall spout. Overhead is a shower with rainforest shower head and separate hand-held attachment. The stylish rectangular ceramic tiles are floor-to-ceiling around the bath and form the bottom half of the wall in the rest of this bathroom, with painted walls above.

The ceramic WC has an integrated flush and the ceramic pedestal sink has a chrome mixer waterfall tap. There is a wall-mounted mirrored cabinet, chrome vertical heated towel rail, frosted double-glazed window and ceiling light fitting. Like all upstairs rooms, the entry door is timber with a brass-coloured handle.

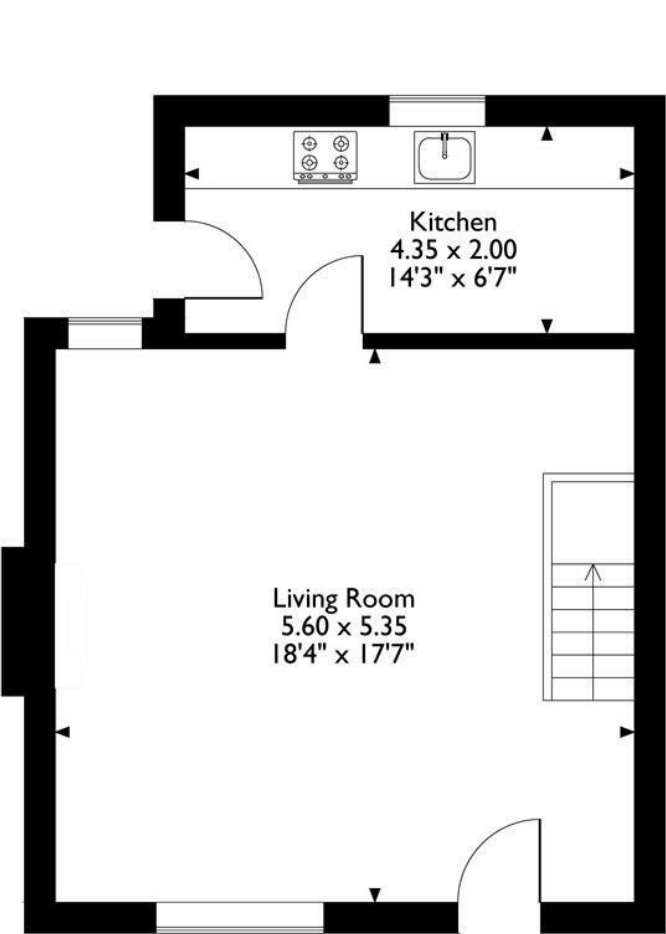
Study

7'8" x 6'0" (2.35 x 1.85)

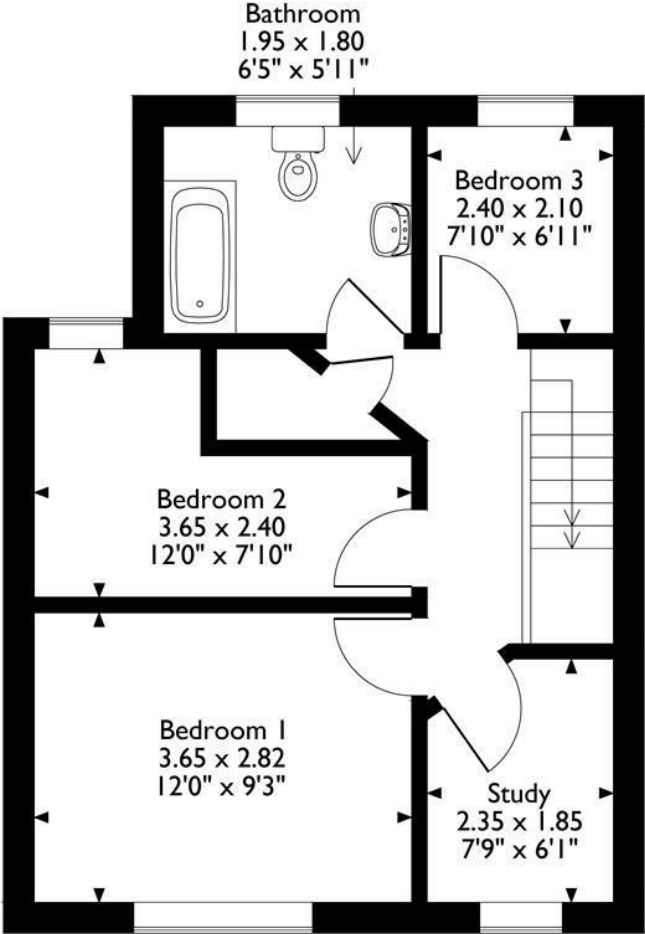
Situated at the front of the property with those spectacular far-reaching south-facing views, this is a wonderful place to work from home...if you can tear yourself away from those views! The room is carpeted and has a radiator and ceiling light fitting.



76 The Dale
Approximate Gross Internal Area
79 Sq M / 850 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		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) 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