



Millers Green, Wirksworth, DE4 4BL

This immaculate home is located in an idyllic setting on the southern edge of Wirksworth, with panoramic countryside views in all directions. The home has a garage and a driveway with space for 2-3 vehicles, whilst lovingly-tended gardens add a splash of colour. Inside, the home is modern and has high quality fixtures and fittings. Solar panels on the roof generate income to the household of between £40 and £100 per month.

Most of the accommodation is on the ground floor of this spacious dormer bungalow. The entrance porch leads into a wide hallway, with doors leading off into the sitting room, shower room, kitchen (and through to conservatory), the main ground floor bedroom and a second bedroom/dining room. Stairs lead up to the wonderful first floor suite comprising the third bedroom and a huge, impressive en-suite bathroom.

There are gardens to the front and rear, with stunning views of rolling countryside in all directions.

Wirksworth has just been named the 'Sunday Times best place to live in Derbyshire' and we are really proud of the thriving town centre, with independent shops, restaurants, coffee shops and the Northern Light cinema. Additionally, there is the Ecclesbourne Valley steam railway, leisure centre, Hannage Brook medical centre and great schools in the town. Countryside walks and cycling routes head off in all directions, whilst the popular market towns and tourist hotspots of Matlock, Cromford, Matlock Bath, Bakewell and Buxton are all within easy reach. Carsington Water, Dovedale and the Peak District are also very close by.

- Immaculate home in a peaceful setting
- Flexible room configuration - can have two ground floor bedrooms and top floor suite
- Stunning modern kitchen with Neff appliances and pantry
- Wirksworth named 'Sunday Times best place to live in Derbyshire'
- 360-degree countryside views
- Solar panels on fixed revenue-generating tariff
- EPC rating C
- Beautiful well-tended gardens
- Driveway with parking for 2-3 vehicles and garage
- Walking distance to town centre

£475,000

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Front of the home

The carefully planned and maintained front garden is a foretaste of the quality you will find within the home. It has west-facing views of lush, rolling countryside immediately across the road. A pair of decorative iron gates open onto the block-paved driveway, which has space for 2-3 vehicles to park. A traditional Derbyshire dry stone wall forms the front and right boundaries, with a timber picket fence on the left. Colourful flower beds on the left include an eye-catching hazel tree. The neat lawn on the right has gently curving planted borders packed with mature plants, a poplar tree and black iron lamp-post, with a working light operated from the lounge. Beyond the lawn, a raised flower bed has elder and magnolia trees. The path circumvents the lawn and passes down each side of the home round to the rear garden.

Enter the home through the glazed uPVC front door into the entrance porch.

Entrance Porch

With a tiled floor, deep windows and vaulted roof window, this is the perfect place to kick off muddy boots after a hearty local walk. There is an exposed stone wall on the right, wall lights and plenty of room to store coats and footwear. A part-glazed uPVC door opens into the entrance hallway.

Entrance Hallway

The wide and welcoming hallway has hardwood flooring, a high ceiling with light fitting and modern radiator. There is space on the left for a storage cupboard, desk or console table. Matching Mexicana doors lead into each of the ground floor rooms.

Sitting Room

15'5" x 11'11" (4.7 x 3.65)

This room is flooded with natural light thanks to the wide west-facing bay window and the deep south-facing window. A wood burner sits within the marble fireplace, with matching hearth and surround. There is a tall arched alcove to the left. The room has a ceiling light fitting radiator and plenty of space, offering the opportunity for multiple different room layouts.

Shower Room

8'4" x 6'6" (2.55 x 2)

This contemporary room has a large double walk-in shower, with reinforced glass wall surround, a tiled floor and floor-to-ceiling tiled walls. The Mira electric shower has a rainforest shower head and additional hand-held attachment. There is a capsule ceramic WC and the ceramic Roca sink with chrome mixer tap sits upon the vanity unit. Above, is a mirrored cabinet and the room also includes a chrome vertical heated towel rail, frosted double-glazed window and recessed ceiling spotlights.

Kitchen

14'1" x 11'11" (4.3 x 3.65)

We love this sleek modern kitchen, with Neff appliances and a large pantry. From the entrance hallway, on the left are two large pull-out full-height cupboards beside the integral double Neff ovens and AEG microwave.

To the right is a wide U-shaped worktop with plenty of space for food preparation and small appliances. There is plenty of storage in a range of high and low level cabinets, including several deep pan drawers. There is an integrated full-height fridge-freezer and the Neff electric hob has a curved brushed chrome extractor fan above. The boiler is situated in a cupboard beside the hob. Within the cabinets below the worktop are an integrated Neff dishwasher and space and plumbing for a washing machine.

A wide east-facing window looks out to the conservatory and, beyond, to the fabulous countryside views. Beneath this window is an integrated 1.5 sink and drainer with chrome mixer tap. There is also a south-facing window on the right bringing extra light in.

A Mexicana door opens into the large pantry, which has a worktop, shelving and porthole window. The controls for the solar panel are housed here too. The kitchen also includes a radiator, rectangular ceramic tiled floor, recessed ceiling spotlights and a half-glazed door into the conservatory.



Conservatory

13'10" x 6'9" (4.22 x 2.08)

This wonderful versatile room has plenty of space for dining or relaxed seating layouts. The room has a vaulted glass roof with fan light, plus deep windows to the south, east and north - all bringing in lots of natural light and providing breathtaking views of the surrounding countryside.

The conservatory has a ceramic tiled floor, fitted blinds and is a peaceful sanctuary at the rear of the home.

Bedroom One

11'11" x 11'11" (3.65 x 3.65)

This splendid huge room has double French doors which are fully-glazed and, therefore, offer tremendous views of the rolling countryside. The room has a light oak floor, ceiling light fitting and ceiling coving, skirting boards and a contemporary tall radiator.

Bedroom Two/Dining Room

10'11" x 9'2" (3.35 x 2.8)

Currently used as a dining room - but with plenty of space for dining in the conservatory or kitchen - this versatile room could also easily be a spacious double bedroom, home office or snug/games room. With laminate flooring, the room has a wide west-facing window, a wide alcove which is perfect for positioning a wardrobe, radiator, skirting boards, under-stairs cupboard, ceiling light fitting and coving.

Stairs to first floor landing

A very impressive feature of this immaculate home is the modern oak and steel banister, beside the stairs leading from the hallway up to the top floor suite. The stairs are carpeted.

Bedroom Three

16'2" x 11'3" (4.95 x 3.45)

Alight from the stairs onto an engineered oak floor, with large east-facing Velux window overhead. There is ample storage in the eaves, recessed ceiling spotlights, pine skirting boards, a radiator and Mexicana door into the huge en-suite bathroom.

En-Suite Bathroom

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

The star of the show in this room is the huge standalone oyster bath, which has a floor-mounted chrome mixer tap and separate hand-held attachment. Located beneath the large Velux window with fitted blind, you can easily imagine long, lazy baths in this haven of tranquility.

The room also includes a vanity unit with wide curved ceramic bowl sink and chrome mixer tap. There is a capsule WC and funky tubular chrome vertical heated towel rail, laminate flooring, extractor fan, recessed ceiling spotlights and two fitted cupboards and eaves storage.

Rear Garden

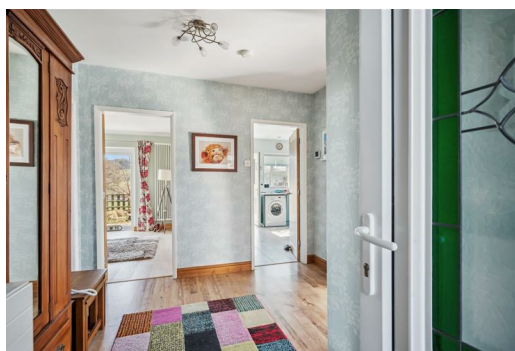
With simply stunning open views to open countryside and farmland immediately over the garden fence, this is a delightful rural idyll in which to potter and relax. A timber fence forms the boundary to the south and east. The wide paved patio stretches forward to a sunken dining patio in the right-hand corner, which gets the sun all day long. There are several well-maintained flower beds, an electric-operated fountain and a sheltered seating area in the north-west corner beside the garage. So you can choose to chase or shelter from the sun in various parts of the garden.

The solar panels on the roof are visible from the garden and there are two wood stores on the side of the home, near the wall-mounted ceramic Belfast sink. There is also an outside tap and outside lights.

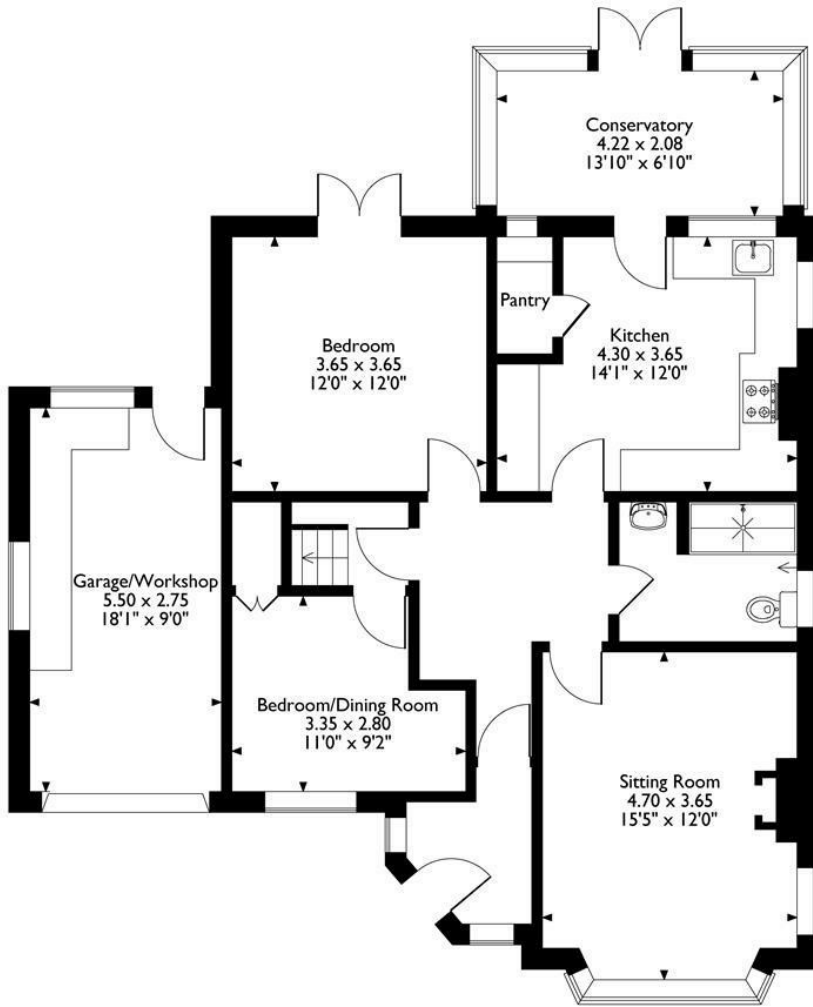
Garage-Workshop

18'0" x 9'0" (5.5 x 2.75)

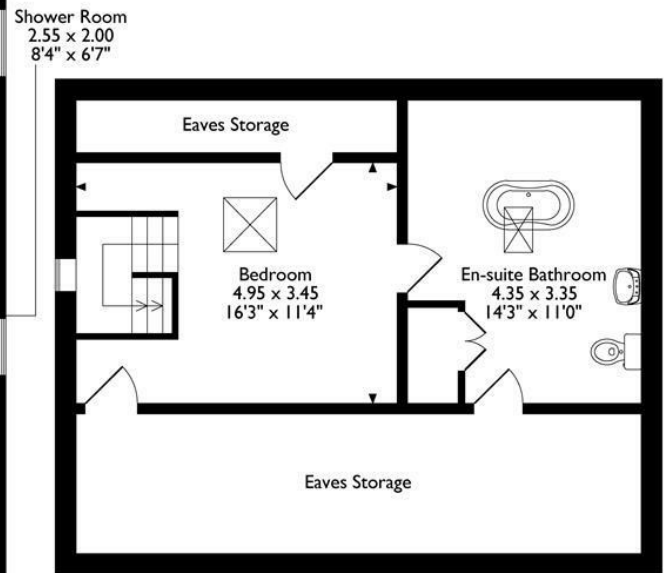
At the end of the drive, an up-and-over door leads into the garage, which has a tile-effect vinyl floor and lots of power points. The garage can also be accessed via a half-glazed door from the rear garden. There is a long L-shaped worktop with lots of cabinets below. The room also includes two ceiling strip-lights and a wide uPVC window at the rear.



Sunhaven
Approximate Gross Internal Area
134 Sq M / 1442 Sq Ft

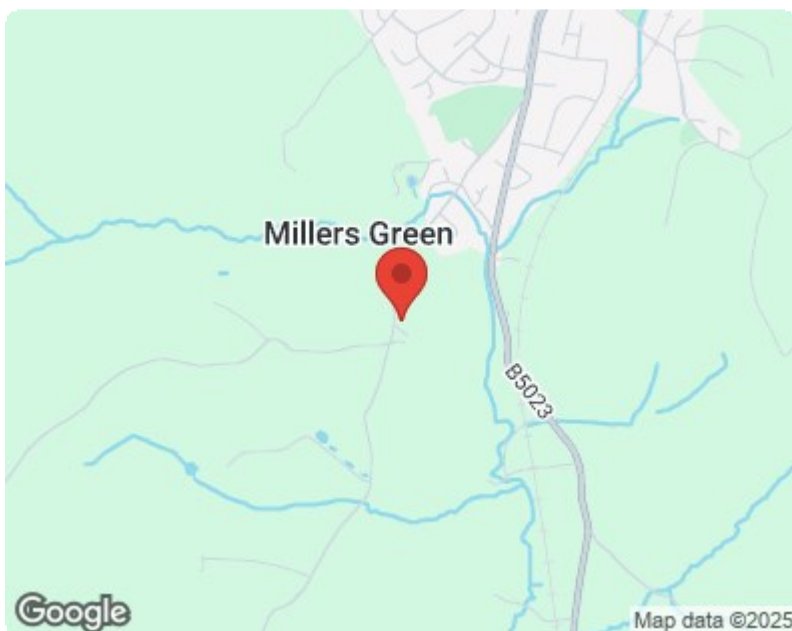


Ground Floor



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	

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