



5 Neathermill Court, Wirksworth, DE4 4GA
£900pcm



- 3 Double Bed Semi-Det Stone Property
- Off Road Parking within the Courtyard
- Family Bathroom
- Spacious Sitting Room
- Master En Suite
- Ideally located within easy reach of Wirksworth Town Centre
- Finished to a high specification!

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A newly built semi-detached stone property, ideally located within easy reach of the town centre of Wirksworth, facing on to a courtyard of similar high quality properties. The property is finished to a high specification using quality fixture and fittings and offers three double bedrooms, master en-suite, family bathroom, spacious sitting room and dining kitchen. There is off-road parking within the courtyard and an area of gardens laid to lawn.

Entering the property via a batten style entrance door with double glazed and obscured glass panel which opens to:

Reception Hallway 8'6 x 6'3 (2.59m x 1.9m)

Having a ¼ turn staircase rising to the first floor, wood effect laminate flooring with under floor heating and a panelled door opening to:

Cloak Room 6'5 x 2'10 (1.95m x 0.86m)

Having a ceramic tiled floor and suite with dual flush close coupled W.C. and wash hand basin with tiled splashback.

Sitting Room 17'5 x 11'11 (5.31m x 3.63m)

Having a side aspect double glazed casement window and a pair of double glazed French style doors opening onto the terrace and gardens to the front of the property. The room has under floor heating, television aerial point and telephone point.

Dining Kitchen 22'1 x 10'9 (6.73m x 3.28m)

Having a pair of rear aspect double glazed windows and tiled effect laminate flooring with under floor heating. The kitchen area of the room is fitted with a good range of contemporary units with cupboards and drawers beneath a limestone effect work surface with a tiled splashback. There are wall mounted storage cupboards. Set within the work surface is a stainless sink with mixer tap and a 4-ring electric hob over which is extractor hood which is vented to the outside. Beneath the hob is a fan assisted electric oven. There is an integral fridge freezer. The work surface returns to form a peninsula breakfast bar. The kitchen is illuminated by halogen down light spotlights. A panelled door opens to:

Utility Room 6'4 x 6'2 (1.93m x 1.88m)

Having a half glazed entrance door opening onto the front of the property. There is a work surface with storage cupboard beneath and inset stainless sink and space and connection for an automatic washing machine and dishwasher. Sited within the room is the gas fired boiler which provides hot water and central heating to the property.

From the reception hallway a ¼ turn staircase rises to:

First Floor Galleried Landing 12'1 x 6'5 (3.68m x 1.95m)

Having a front aspect velux window and a door opening to a cylinder cupboard housing the mains pressure hot water cylinder and further doors opening to:

Bedroom One 14'11 x 11'11 (4.55m x 3.63m)

Having a side aspect window, central heating radiator with thermostatic valve and television aerial point. There are a range of fitted wardrobes and a panelled door opens to:

En-suite Shower Room 7' x 5'9 (2.13m x 1.75m)

With a rear aspect velux window. The room is partially tiled with a ceramic tiled floor and has a suite with 'P' shaped shower bath with mixer shower with mixer shower with hand held and over-head shower sprays, pedestal wash hand basin and close coupled dual flush W.C. There is a chrome finished ladder style towel radiator and an extractor fan.

Bedroom Two 10'11 x 10'1 (3.32m x 3.07m)

With rear aspect velux window with views over the wooded hills that surround the town. The room has a central heating radiator with thermostatic valve and a television aerial point.

Bedroom Three 10'8 x 10'8 (3.25m x 3.25m)

Again having a rear aspect velux window overlooking the wooded hills. There is a central heating radiator with thermostatic valve, television aerial point and telephone point.

Family Bathroom 8'1 x 6'3 (2.46m x 1.9m)

With a front aspect velux window. A partially tiled room with a ceramic tiled floor having a suite with a 'P' shaped shower bath with mixer taps and mixer shower over with hand held and over-head shower sprays, contemporary circular wash hand basin set upon a plinth with storage cupboards beneath an fitted mirror over. There is a dual flush close coupled W.C, chrome finished ladder style radiator and extractor fan.

Outside

To the front of the property is a block paved off-road parking space, flagged seating area and an area of lawn.

Services

All mains services are connected to the property.

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

