



Sally Botham
ESTATES



28 STEEPLE GRANGE
Wirksworth, DE4 4FS
£240,000

Ideally located on the outskirts of the town, this semi-detached stone-built period property, having dressed quoins, window surrounds and a string course, sitting beneath a traditional slate roof. With accommodation offering: two bedrooms; family bathroom; sitting room; dining kitchen; and utility room. There are gardens to the front and a yard to the rear with a stone out building and patio area. There is and an off-road parking space.

Wirksworth is an ancient market town steeped in history with many beautiful buildings, located in the scenic Derbyshire Dales, surrounded by beautiful open countryside with fine views and delightful walks. Ideally situated on edge of the Peak District National Park yet within easy reach of the towns of Matlock, Belper, and Ashbourne, and the cities of Derby and Nottingham.

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Entering the property via a woodgrain-effect UPVC entrance door, which opens to:

SITTING ROOM

With front-aspect UPVC double-glazed windows overlooking the garden. The room has polished exposed pine floorboards, feature fire opening with a tiled hearth and exposed stone lintel housing a Morsø multi-fuel stove. To the side of the chimney breast are original built-in cupboards, the upper section having glazed doors. The room has elegant original coving to the ceiling and centre ceiling rose. There is a central heating radiator with thermostatic valve, television aerial point with satellite facility, and BT Open Reach socket. A half-glazed panelled door opens to:



INNER LOBBY

Where a batten door opens to a useful understairs pantry with fitted shelving and original stone thrawl. A door opening leads to:

DINING KITCHEN

With dual-aspect UPVC double-glazed windows, and a fine feature fire opening with an exposed stone surround, creating a display niche. There is a worksurface with storage cupboards beneath, having an inset four-burner gas hob, beneath which is a fan-assisted electric oven. To the side of the chimney breast are original pot cupboards. The room has a central heating radiator with thermostatic valve. A door opening leads to:



UTILITY ROOM

With rear-aspect window and half-glazed entrance door opening onto the rear of the property. There is a double-drainer stainless sink set within a wooden worksurface, set upon brick piers. Beneath the worksurface, there is space and connection for an automatic washing machine and further white goods. The room has wall-mounted storage cupboards and houses the Worcester combination gas-fired boiler which provides hot water and central heating to the property. There is a central heating radiator with thermostatic valve.

From the dining kitchen, a batten door with thumb latch opens to a quarter-turn staircase, which rises to:



FIRST FLOOR LANDING

A batten door opens to:

BEDROOM ONE

With front-aspect UPVC double-glazed windows, polished exposed pine floorboards, and a period feature bedroom fireplace with a cast iron surround, housing an open grate. The room has a central heating radiator with thermostatic valve. A batten door opens to a deep storage cupboard over the head of the stairs, with a hanging rail and shelves.

From the landing, further doors open to:

BEDROOM TWO

Having a rear-aspect UPVC double-glazed window, overlooking the surrounding properties and the wooded hills beyond. The room has polished exposed pine floorboards, central heating radiator with thermostatic valve, and an original cast iron bedroom fireplace.

FAMILY BATHROOM

With a rear-aspect double-glazed window with obscured glass, and suite with: panelled bath having mixer shower over; wall-hung wash hand basin; and low-level flush WC. There is a central heating radiator, and an airing cupboard housing the hot water cylinder and having slatted linen storage shelving.

OUTSIDE

The property is approached by a shared pathway, giving access to the entrance door. Lying to the front of the property is an area of garden, laid to lawn, with borders stocked with ornamental shrubs. To the rear of the property is an enclosed yard, with a stone outbuilding (6'11" x 6'2"). A pathway continues down the side of the outbuilding to a small patio area where a door opens onto the access drive to the rear of the property, where there is a gravelled parking space.



SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'B'

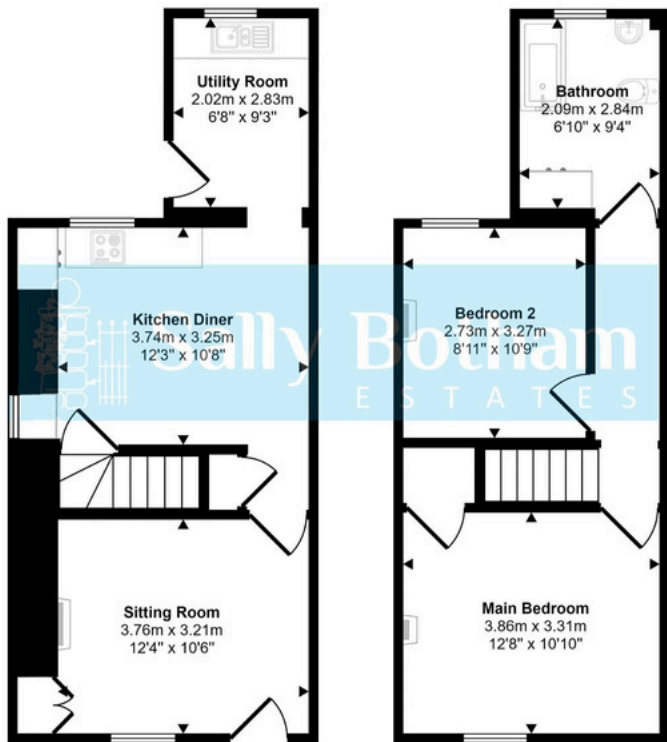
DIRECTIONS

Leaving Wirksworth market place along the B5036 towards Cromford, follow the road up the hill where it becomes Steeple Grange (after the War memorial), the property can be found on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
76 sq m / 813 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 36 sq m / 388 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.