



GRANT'S  
OF DERBYSHIRE

12 Ian Avenue, Wirksworth DE4 4AZ  
Offers Around £289,995

We are delighted to offer this extended, traditional three bedroom semi-detached home, located just a short distance from the centre of this popular town of Wirksworth. The property occupies a larger than average plot at the end of a quiet cul-de-sac. This home benefits from gas central heating and uPVC double glazing, has been updated by the current vendors and is extremely well presented throughout. The accommodation comprises; entrance hall, ground floor cloakroom with WC, living room with dining area, garden room and modern dining kitchen. On the first floor there are three good sized bedrooms and a modern family bathroom. Outside there are gardens to front and rear, a single garage, car port and off street parking for several vehicles. Viewing Highly Recommended. Virtual Tour Available.



## Ground Floor

The property is accessed via the long tarmac driveway. Entering the property via the side uPVC double glazed door, we arrive into the

### **Dining Kitchen 11'3" x 7'10" (3.43 x 2.41 )**

With a tile-effect wood laminate floor and refitted with a modern range of wall, base and soft-closing drawer units with a wood-effect worktop over and inset 1.5 bowl stainless steel sink. There is space and plumbing for a washing machine, dishwasher and tumble drier. uPVC double glazed windows to rear and side aspects provide a good level of natural light. There is space for a gas powered cooking range with extractor hood over and ample space for a small dining table and chairs. A door opens to reveal the pantry which has wall mounted shelving. The modern consumer unit is located here also. From the kitchen, a door leads through to the

### **Living Room 14'1" x 10'9" (4.3 x 3.3 )**

A substantial reception room with an engineered oak flooring and a uPVC double glazed window to the front aspect. There is a multi-fuel stove within the fireplace having a solid oak mantel and set on a slate hearth. TV point. A large opening leads through to the

### **Garden Room 8'11" x 7'8" (2.72 x 2.36 )**

Forming part of the extension to this home, this is a most useful addition, ideal for use as a home office or just to sit and enjoy the rear garden. uPVC french doors open out onto the patio area and garden. From the living room, a

door leads through to the entrance hallway where the door on the left opens to reveal the

### **Guest's Cloakroom & WC 5'2" x 3'11" (1.6 x 1.2)**

With a tile-effect vinyl flooring and a modern two piece suite comprising of a wall mounted wash basin with mixer tap over and a low flush WC.

## First Floor

The staircase leads up to the first floor landing where there is a uPVC double glazed window to the side aspect, access to the loft (part boarded for storage) and a built-in cupboard which houses the hot water cylinder with slatted shelving for linen etc. The first door straight ahead leads into the

### **Family Bathroom 7'10" x 6'11" (2.41 x 2.13 )**

Stylishly tiled and refitted with a modern three piece suite comprising of a panelled bath with electric shower over, pedestal sink with mixer tap and a low flush WC. There is a heated towel rail and an obscure glass uPVC double glazed window to the rear aspect.

### **Bedroom One 11'5" x 9'8" (3.48 x 2.97 )**

A double bedroom with a large uPVC double glazed window to the rear aspect, overlooking the garden.

### **Bedroom Two 12'2" x 10'9" (3.71 x 3.30 )**

Another double bedroom with large uPVC double glazed window to the front aspect.

### **Bedroom Three 9'1" x 6'9" max (2.77 x 2.06 max)**

Currently used as a study with uPVC double glazed window to the front aspect. There is a built-in storage cupboard.

## Outside

This home has a long driveway with the capacity for several vehicles. There is a foregarden which is planted with a variety of shrubs and trees. It has a single garage with power and light laid on (6.15 x 3.15m), an adjacent car port which has the ability to accommodate a camper van / caravan (6.5 x 3.2m with a height of 2.75m). To the immediate rear of the property there is a pleasant patio area enclosed by decorative stone walling. Further down there is a lawned garden, enclosed by mature trees and flower beds. To the right of the garden there is a further lawn and seating area.

## Directional Notes

From our office at the Market Place, proceed down St John Street in the direction of Derby and at the mini roundabout continue straight onto Derby Road. Take the second left hand turn onto Willowbath Lane and follow this road for a short distance then take the first left onto Ian Avenue. Number 12 can be found at the end of the cul-de-sac, straight ahead. The postcode is DE4 4AZ.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1934.73 per annum.



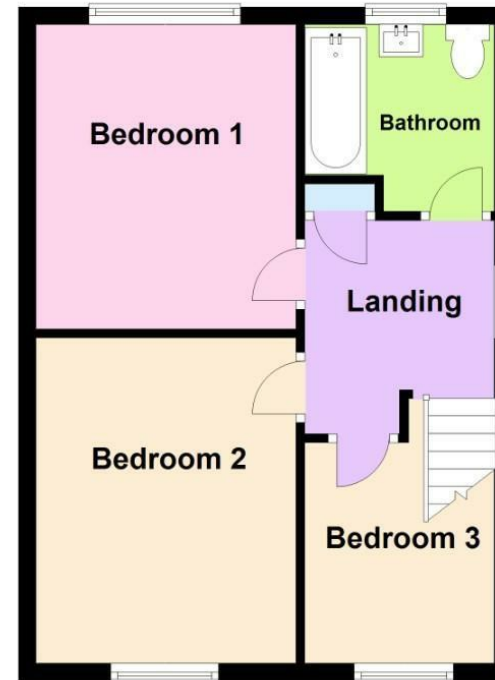




## Ground Floor



## First Floor



This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

