



GRANT'S
OF DERBYSHIRE

Moonrakers, 33 Oakerthorpe Road, Bolehill, Nr Wirksworth DE4 4GP
Offers Around £575,000

We are delighted to offer this spacious four bedroom family home which is located in Bolehill, a short distance from the popular town of Wirksworth. This home enjoys an elevated position with quite superb views over the surrounding hills and countryside. The property benefits from gas central heating and income producing solar panels. The accommodation comprises; entrance hall, sitting room, dining kitchen, utility and conservatory. There is a family bathroom and four bedrooms, the principal bedroom having an ensuite shower room. Outside there are mature gardens to front and rear (extending to a total plot size of about 1/3 of an acre), the latter is an extensive plot, laid mainly to lawn and backing onto woodland enjoying a high level of privacy. Viewing Highly Recommended. Virtual Tour Available.



The Location

Black Rocks and the 17.5 mile long, traffic free, High Peak trail are less than 5 minutes walk from the door. Five minutes drive (better still, a walk across the fields!) takes you into Wirksworth which boasts excellent butchers, eateries, chemist, independent shops, cafes and bars. The Library and Town Hall give access to many pursuits and the local cinema, with vintage bar and tapas is a must!

The Accommodation

The property is accessed via the sweeping tarmac drive which leads up to stone steps that climb up and around to the part glazed front door which opens into the

Entrance Hall 26'0" x 7'6" (7.93 x 2.29)

With a wooden parquet flooring and uPVC double glazed windows to the front aspect. There is a low level wooden display plinth and hooks for coats and hats etc. The hallway leads down to the bedrooms and bathrooms and the door straight ahead leads into the

Dining Kitchen 21'4" x 8'10" (6.52 x 2.7)

Having a continuation of the wood parquet flooring and sliding doors that lead out to the conservatory. There is ample space here for a dining table and chairs. In the kitchen there is a solid wood range of wall, base and drawer units with worktop over, integral plate and wine rack and an inset 1.5 bowl ceramic sink with mixer tap over. There is a uPVC double glazed window to the rear aspect and an overhead Velux window providing a good level of natural light. There is an electric cooker with extractor hood over and space and plumbing for a dishwasher. There is a bank of full ceiling height cupboards providing good storage for food items and household cleaning appliances. One of the cupboards houses the hot water cylinder and has slatted shelving over for the storage of linen. A sliding patio door leads into the

Conservatory 11'11" x 9'6" (3.65 x 2.92)

A super addition to the home, used in all seasons with pleasant views up the garden and towards the woodland. Built on a brick base with uPVC panels, a sliding door opens to allow access to the patio area and garden. Back in the kitchen, a part glazed door leads through to the

Utility 8'9" x 8'9" (2.69 x 2.69)

With a wood parquet flooring and a traditional range of wall and base units with worktop over and inset 1.5 bowl acrylic sink with mixer tap over. There are uPVC double glazed windows to front, side and rear aspects and a

door that leads out to the side pathway and garden. From the kitchen, wide steps lead up to multi-paned doors which open into the

Lounge 16'10" x 13'10" (5.15 x 4.24)

A larger than average reception room with an inset wood-burning stove, TV & Satellite connections. There is a uPVC double glazed window to the side aspect and fully glazed sliding doors which lead out to the

Balcony Area 16'10" x 9'2" (5.15 x 2.81)

This is a delightful addition to the home, fully enclosed with a stone flagged floor and having wrought iron railings to the front. This is the place to sit and enjoy those superb views across the surrounding countryside and down towards the town of Wirksworth. Back in the entrance hall, we continue along the hallway where the first door on the left leads into the

Family Bathroom 8'11" x 5'5" (2.73 x 1.66)

With a ceramic tiled floor and a modern white suite comprising of a panelled bath with electric shower over, a dual flush WC and a pedestal sink. There is a heated towel rail and an obscure glass uPVC double glazed window to the rear aspect.

Study/Bedroom Four 8'11" x 6'0" (2.73 x 1.85)

Currently used as a home office but could easily be a single bedroom. There is a uPVC double glazed window overlooking the rear garden.

Bedroom Three 18'9" x 8'11" max (5.73 x 2.72 max)

"L Shaped" with a uPVC double glazed window to the side aspect. There is a recessed, mirror-fronted wardrobe in the hallway.

Bedroom One 13'9" x 12'10" max (4.21 x 3.93 max)

The principal bedroom with a large uPVC double glazed window to the rear aspect, overlooking the garden. A door leads through to the

Ensuite Shower Room 7'1" x 4'8" (2.18 x 1.43)

With a ceramic tiled floor and a modern suite comprising of a shower enclosure with electric shower over, vanity wash basin with storage cupboard beneath and a dual flush WC. There is a heated towel rail, a shaver point and an obscure glass uPVC double glazed window to the rear aspect. There is a recessed, mirror-fronted wardrobe in the hallway.

Bedroom Two 12'9" x 11'3" max (3.9 x 3.44 max)

A good sized double bedroom with a recessed, mirror-fronted wardrobe and a large uPVC double glazed window to the front aspect enjoying those superb views.

Outside

To the front of the property there is a well stocked foregarden enclosed by dry stone walling and well stocked with a variety of mature plants, hedgerow and trees. A walkway continues through the foregarden and up to the left hand side of the home and around to the rear garden where we find a paved patio which is ideal for warm weather dining. Steps lead up past an ornamental pond and rockery again well stocked with a variety of plants. There is an extensive lawned garden with a circular stone seating area. This is a lovely spot to sit and enjoy those views, all with a high degree of privacy. The garden continues up to an area of woodland which has a number of apple trees. Back at the front of the property, a motorised up and over door gives access to the

Garage & Utility Area 18'0" x 9'0" (5.49 x 2.75)

Having power and light, windows to the side and a rear access door. There are three separate utility areas to the side, accessed by sliding doors. The middle one is the location for the gas boiler. Immediately to the side of the garage we have the

Carport 18'0" x 9'2" (5.49 x 2.81)

Providing additional covered parking and space for discreet storage of refuse bins etc.

Solar Panels

The vendors have installed solar panels and enjoy lower electricity bills and a regular income from the Feed In Tariff as a result. There is 14 years left on the Feed In contract. Further details are available on request.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2660.25 per annum.

Directional Notes

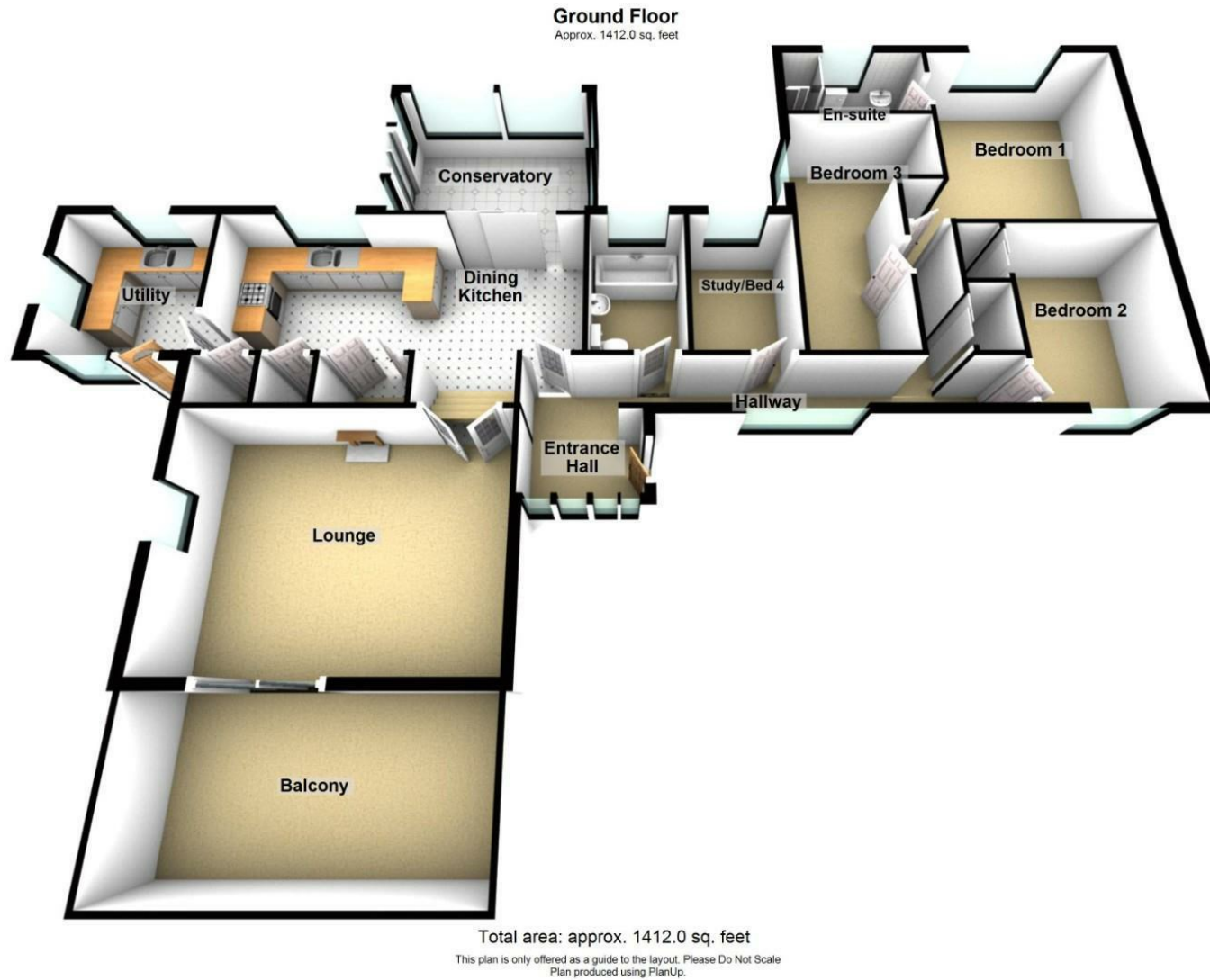
From the centre of Wirksworth head towards Cromford on the B5023. Proceed along Cromford Road and continue up Steeple Grange turning right, just before the bridge, onto Oakerthorpe Road. Follow the road around to the right and the property will be found on the left hand side before the right hand turn to Nan Gells Hill. The postcode is DE4 4GP.







GRANT'S
OF DERBYSHIRE



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.

