



GRANT'S
OF DERBYSHIRE

Bolehill Road, Bolehill DE4 4GQ
Offers Around £184,995

Grant's of Derbyshire are pleased to offer For Sale this quaint stone-built terraced cottage, located in the sought after and peaceful area of Bolehill, Wirksworth. The accommodation itself briefly comprises living room, fitted kitchen, shower room and two bedrooms and to the front of the home is a paved patio area. The cottage has been recently renovated, is very well presented throughout and benefits from uPVC double glazing and gas central heating. Please note that there is no allocated parking with this property but on road parking can be found close by. No Upward Chain. Ideal First Time Buy or Investment Opportunity! Viewing Recommended.

Location

Bolehill is popular hamlet with a great sense of community. Black Rocks and the 17.5 mile long, traffic free, High Peak trail are a short walk from the door and the area is perfect for walkers, cyclists, horse riders and climbers alike. A short drive drive (or better still, a 10 minute walk across the fields!) takes you into Wirksworth, which offers an excellent range of amenities including shops, eateries, medical centre, schools, library and cinema.

Carsington Water, with its water sports and nature trails, is approximately four miles to the west and Bakewell and Chatsworth House are approximately ten miles away. Other facilities associated with the Peak District National Park are within easy reach.

It should also be noted that the nearby A38 provides swift onward travel to both the north and south, nearby regional centres and the main motorway network. There is a railway station in nearby Cromford with direct trains to Derby.

Accommodation

Ground Floor

To the front of the property is an entrance door with glazed panel which opens into the

Living Room 14'7" x 12'1" (max) (4.46m x 3.70m (max))

This is a good sized reception room. There is a sash window to the front aspect and to the rear is the staircase leading up to the first floor, an opening providing access to the kitchen as well as a door to the shower room.

Kitchen 10'4" x 9'6" (max) (3.16m x 2.90m (max))

Having wood effect flooring, this kitchen is fitted with a range of wall and base units and roll top work surfaces with tiled splashbacks and an inset sink. There is an integrated electric oven with electric hob and extractor hood over. There is space and plumbing for a washing machine and a dishwasher as well as further under counter spaces for a fridge and a freezer.

Shower Room 6'7" x 5'1" (2.03m x 1.55m)

This fully tiled room is fitted with a three piece suite

comprising concealed unit dual flush WC, wash hand basin with monobloc tap set within a vanity unit and a large shower cubicle. There is also a heated towel rail and an extractor fan.

First Floor

The open staircase leading up from the living room reaches the

Landing

With doors each side opening to the two bedrooms and double doors opening to a useful storage cupboard. There is also access to the loft via the large hatch.

Bedroom One 3.57m x 2.48m (max)

This bedroom has a sash window to the front aspect which allows most pleasant and far reaching views. Double louvred doors open to an overstairs cupboard with hanging and storage space.

Bedroom Two 11'8" x 7'5" (3.56m x 2.28m)

The second bedroom is situated to the rear of the cottage.

Outside

To the front of the home is paved patio area, an ideal spot in which to sit and enjoy the outlook.

Please note that the neighbour has access across this area to reach their entrance door.

Council Tax Information

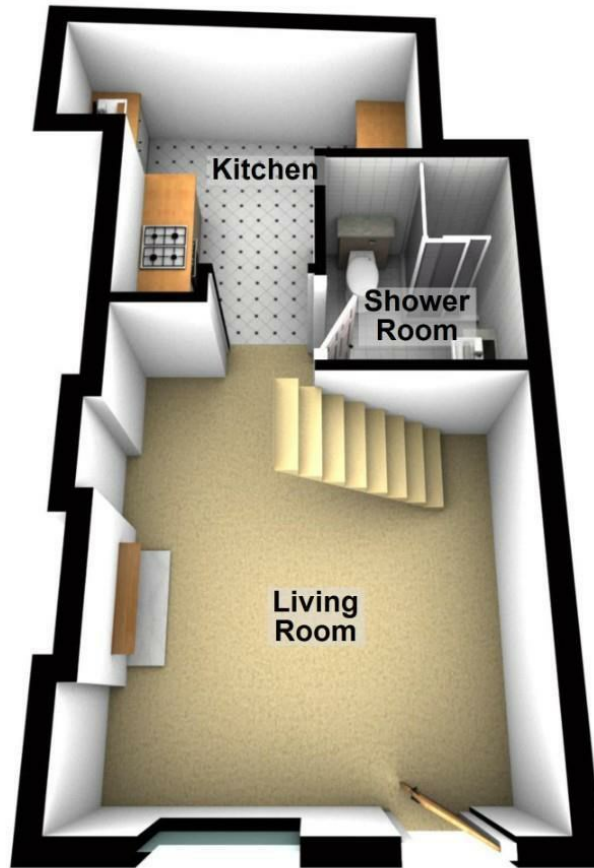
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1416 per annum.

Directional Notes

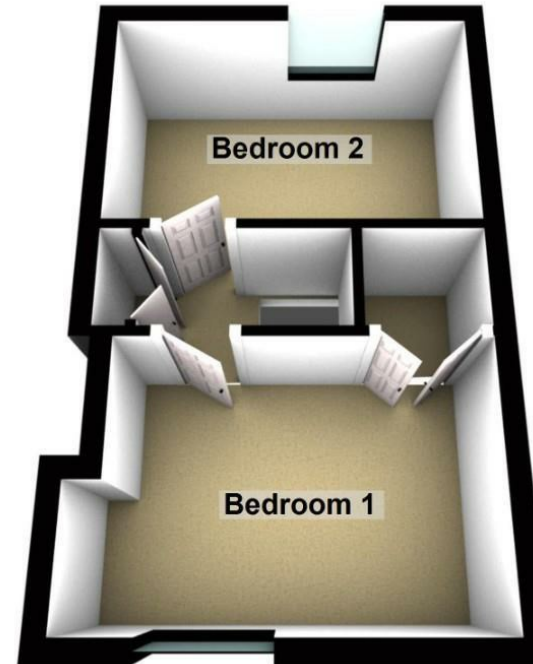
From our office in Wirksworth Market Place, proceed along Harrison Drive in the direction of Cromford. Continue up Steeple Grange until you reach the War Memorial on the right hand side and take this turn onto New Road. Carry on to the end of New Road and turn right onto Bolehill Road. If driving, it is advised to park further along Bolehill Road. To locate the property, walk down the driveway between 2a and 10 Bolehill Road and number 2 (Ramble's End) is the first cottage on the right hand side.



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.

