



GRANT'S
OF DERBYSHIRE

Brooklands Avenue, Wirksworth DE4 4AB
Offers Around £225,000

Grant's of Derbyshire are pleased to offer For Sale this semi detached bungalow located in the sought after town of Wirksworth. Enjoying an elevated position, the accommodation itself briefly comprises entrance hallway, spacious sitting room, kitchen, bathroom and two bedrooms on the ground floor. The property benefits from uPVC double glazing and gas central heating. To the front of the property is a driveway providing off road parking for several vehicles and to the rear is a good sized and fully enclosed garden. No Upward Chain. Viewing Recommended.

Location

This two bedroom semi detached bungalow is ideally located on a quiet road within easy reach of all the facilities the vibrant market town of Wirksworth has to offer, including schools, shops, cafes and restaurants, pubs, medical facilities, library and a boutique cinema. Set in the Derbyshire Dales with its lovely country walks and cycle rides, and the Derwent Valley World Heritage Site and Peak District National Park just a short drive away. Other local sites of interest include the market towns of Ashbourne and Bakewell and stately homes such as Chatsworth House, Haddon Hall and Kedleston Hall. Carsington Water is also just a short drive away.

Ground Floor

The property can be accessed via the front driveway and up the steps to the front entrance door and straight into the;

Entrance Hallway 15'5" x 4'4" (4.71 x 1.34)

A spacious area with plenty of space for coat and shoe storage and with doors that lead off to all rooms. The loft hatch is also located here.

Living Room 12'4" x 11'8" (3.78 x 3.57)

A light room with a large window to the front aspect which allows pleasant views. The focal point of the room is the gas fire on the marble hearth with wooden mantel piece. The room is lit by the ceiling light.

Kitchen 10'4" x 9'1" (3.17 x 2.77)

With wood effect laminate flooring, a rear aspect uPVC double glazed window and uPVC double glazed door overlook and provide access to the rear garden. This kitchen is fitted with a range of matching wooden wall, base and drawer units with roll top work surfaces over and a composite sink with mixer tap and tied splashbacks. Integrated appliance include an electric oven, electric four ring hob with extractor over. There is space and plumbing for under counter fridge, freezer and washing machine.

Bedroom One 11'8" x 9'4" (3.56 x 2.87)

A good sized front aspect double bedroom with a uPVC double glazed window. This room also has fitted wardrobes, drawers and dressing table.

Bedroom Two 10'8" x 9'1" (3.27 x 2.78)

Another good sized double bedroom to the rear of the property with a window overlooking the garden.

Bathroom 6'2" x 5'4" (1.90 x 1.64)

This fully tiled bathroom is fitted with a white three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over. There is a textured window to the rear.

Outside

To the front of the property is a large driveway providing parking for several vehicles. To one side of this is a low maintenance graveled garden. The driveway provides access to the rear garden patio where there is a shed. The rear garden is laid mainly to lawn and is of a good size as well as being fully enclosed and offers far reaching views of Bolehill There is also a small outbuilding where the recently fitted Baxi boiler is located.

Council Tax Information

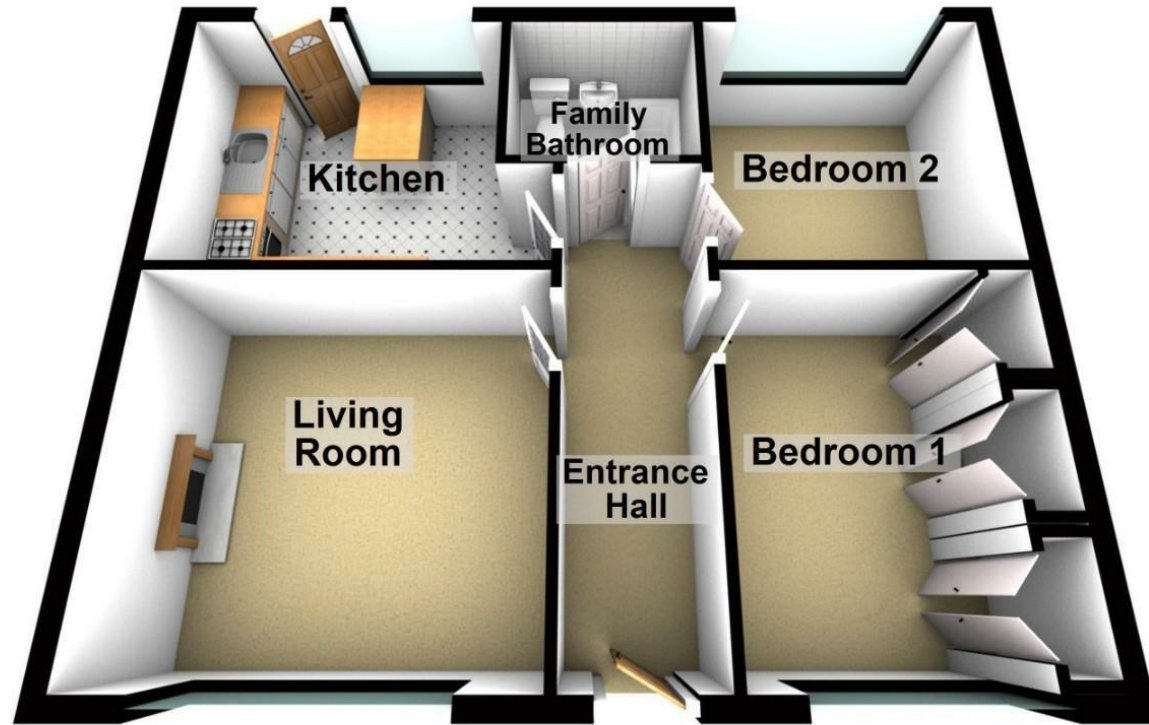
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1889 per annum.

Directional Notes

From Wirksworth Market Place, head down St John Street (B5023) and turn left just before the mini roundabout onto Water Lane. Take the second left onto Brooklands Avenue, and the property is located on the right hand side. There is also a footpath from Brooklands Avenue which provides a pleasant walk past the playing fields, taking you to the centre of town.



Ground 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.

