



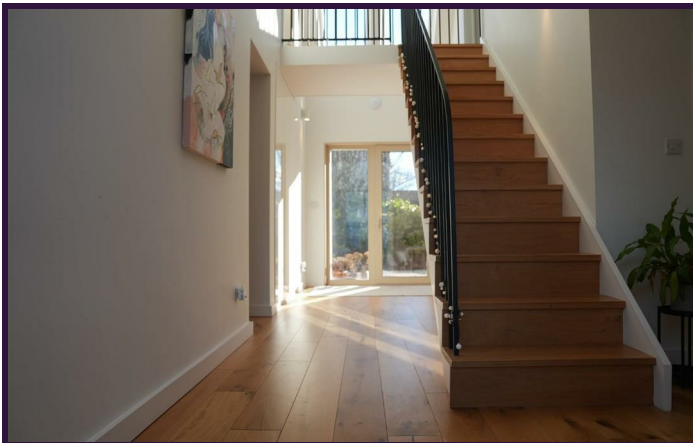
GRANT'S  
OF DERBYSHIRE

6 Summer Lane, Wirksworth DE4 4EB  
Offers Around £750,000



**\*\*OPEN DAY - SATURDAY 24th FEBRUARY 1-3pm - PLEASE CALL US TO REGISTER YOUR ATTENDANCE\*\***

We are extremely excited to bring this stunning, most individual, architect-designed five bedroom detached home which is located on Summer Lane, just a short distance from the centre of this popular town of Wirksworth. This home has undergone an extensive programme of refurbishment and development incorporating a number of Eco-friendly and energy-saving features, finished with high quality fixtures and fittings throughout. The accommodation is presented over three levels and briefly comprises of a stunning living/dining kitchen on the lower ground floor and on the first floor we have a cinema room/home office, guest's WC, utility, plant/store room, family bathroom, and three good sized bedrooms with the principal bedroom having a luxuriously appointed ensuite shower room. On the first floor we have two further double bedrooms with one enjoying an ensuite bathroom and dressing room. To the front of the property we have a driveway providing parking for three cars and to the rear we have a superb garden, presented over three levels and landscaped to take advantage of the stunning views over the meadow and open countryside to the rear. Viewing Highly Recommended.



## Eco Credentials

This home was an originally a 1960's dormer bungalow which has been totally stripped back and reconfigured, extended and rebuilt, insulating floors, wall and ceilings to modern standards. There is LED lighting throughout and the gas boiler has been replaced with a Mitsubishi 11kw Air Source Heat Pump which supplies hot water and heats the home with underfloor heating on two of the three floors (the top floor has been fitted with radiators). The heating can be fully controlled (even remotely) by an app. There are 5.1Kw of in-roof solar panels which are supplemented by an 11.6 KWh battery which can be force charged in the evening with much cheaper electricity to power the house the next day. The house is also fitted with a 7kw "myenergi zappi" car charger. The lower ground floor extension incorporating the living/dining kitchen has been cedar clad and has a sedum roof which has excellent insulating qualities and is ideal for the environment.

## Quality & So Much More

This home has been designed to take full advantage of the south-facing front aspect of the home with the four panel Velux windows which flood the first floor and entrance hallway with natural light. The ground floor and lower ground floor levels have an engineered oak flooring warmed by underfloor heating and the current owner took the opportunity, whilst the new electrics were being installed, to have a CAT6 network installed in the house which provides a wired service to various rooms enabling a fast broadband connection for Smart TV's etc.

## Ground Floor

The property is accessed via the gravelled driveway where an open covered porch leads to the fully glazed door with matching side panel which opens into the

## Entrance Hallway 19'8" x 6'8" (6 x 2.05)

A light and airy reception hallway, open to the top floor and flooded with natural light from the overhead Velux windows. There are recessed cloaks cupboards, ideal for the storage of coats and hats etc. The oak staircase with bespoke designed wrought iron balustrade leads up to the first floor. The first door on the left leads into the

## Cinema Room/Study/Snug 10'11" x 8'10" (3.33 x 2.71)

Currently used as a games/cinema room with Cat6 network cabling which facilitates a high speed internet connection but could be used for a number of other purposes including a home office/craft room.

## Ground Floor Bedroom Two 12'10" x 10'10" max (3.93 x 3.32 max)

A double bedroom with front aspect double glazed window.

## Utility Room 8'9" x 4'10" (2.68 x 1.49)

Located off the entrance hallway, a sliding door provides access to this room which has a modern range of wall and base units and provides good household storage for cleaning equipment. There is an inset stainless steel sink with space and plumbing for a washing machine and tumble drier. An internal door leads through to the

## Plant Room & Store 9'8" x 7'4" max (2.96 x 2.26 max)

A good sized store room providing good storage for household goods, bikes etc. This is also the technology hub for the Air Source Heat Pump, pressurised hot water cylinder, solar panels set up and storage batteries.

## Guest's Cloakroom & WC 5'9" x 4'3" (1.77 x 1.32)

With a ceramic floor and wall tiling and a three piece modern and contemporary suite comprising of a dual flush WC, a vanity wash hand basin with storage drawers beneath and illuminated mirror above and a bidet.

## Ground Floor Bedroom Three 13'1" x 8'2" (4 x 2.5)

Another double bedroom with deep silled double glazed window to the rear aspect overlooking the ground floor Sedum roof, rear garden and meadow beyond.

## Principal Bedroom One 14'7" x 14'6" (4.47 x 4.42)

A larger than average principal bedroom with ample space for a bank of wardrobes. There are fully glazed, sliding doors which open out onto the decked seating area. A door leads through to the

## Ensuite Shower Room 7'2" x 5'10" (2.2 x 1.8)

Once again, luxuriously appointed with ceramic wall and floor tiling, stylish wall lighting and a four piece suite comprising of a large walk-in shower enclosure with full height glass screen and high pressure shower fittings, a vanity wash basin with storage beneath and a concealed cistern, low flush WC and bidet.

## Family Bathroom 8'6" x 7'3" (2.61 x 2.22)

Stylishly tiled with a modern white suite comprising of a panelled bath with handheld shower attachment over, a wall mounted wash hand basin with a concealed cistern WC and deep silled, obscured glass window to the side aspect.

## First Floor

The oak and wrought iron staircase rises from the reception hallway to the first floor landing where the door on the left leads into

## Bedroom Four 13'3" x 12'0" (4.04 x 3.66)

Another good sized double bedroom well lit by the side aspect double glazed window and the twin Velux windows which provide quite superb, far-reaching views to the rear, over the meadow.

## Bedroom Five 10'11" x 9'1" (3.34 x 2.78)

From the first floor landing the door on the right leads into this bedroom which has a Velux window to the rear aspect. A door leads through to the

## Ensuite Bathroom 6'2" x 7'3" (1.89 x 2.23)

Having ceramic wall and floor tiling and a modern, contemporary suite comprising of a slipper bath, vanity wash basin with storage drawers beneath and a dual flush WC. The Velux window to the rear aspect provides a good level of natural light. The internal door here leads into the

## Dressing Room/Store 7'4" x 4'5" (2.24 x 1.37)

A good sized room which could be fitted out for a dressing room or could just be used for household storage.

## Lower Ground Floor

Back on the ground floor, the second oak staircase with bespoke designed wrought iron balustrade descends down to the

## Living Dining Kitchen 25'7" x 17'2" (7.82 x 5.25)

With the engineered oak flooring warmed by underfloor heating, this is a stunning room, bathed with natural light from three aspects and the fully glazed sliding patio doors which open out onto the patio beyond. This room is a super social space with ample room for a family-sized dining table and chairs as well as lounge furniture making it the go-to room in the home. The individual, hand-built kitchen has an extensive range of wall, base and soft-closing drawer units with a seamless quartz worktop over and inset sink with a "Quooker" mixer tap which also dispenses boiling water at the touch of a button. Integrated appliances include; dishwasher, full height fridge and freezer and a appliance cupboard with pull-out shelving neatly hides away the small appliances including toasters, microwave, coffee machine etc. The breakfast bar worktop has an overhang for stools and there is a downdraft extractor hob which maintains the slick lines of this kitchen.

## Outside

To the front of the property there is a gravelled driveway providing off road parking for three vehicles. There is external security lighting and a 7kw charger for powering electric vehicles. The driveway is fully enclosed with a brick built wall and double wrought iron gates. A gate to the side provides pedestrian access to the property. There is a pathway to each side of the property which leads down and around to the rear garden where we find a wooden decked area which is immediately behind the sliding patio doors to the principal bedroom. This is an ideal spot for that morning coffee and to enjoy that view across the meadow and back towards Wirksworth. Steps lead down to a curved Indian stone patio with stone tiled edging. This an ideal spot for warm weather dining as it is just outside the doors to the ground floor living/kitchen/dining room. A pathway continues down and around to the lower garden passing well stocked borders having a wealth of plants and trees eventually arriving at a child-friendly lawned garden at the bottom. There are external water taps to the front and rear of the home, the latter having a warm water outlet, ideal for those with dogs post muddy walk! External power sockets.

## Directional Notes

From our office at Wirksworth Market Place, proceed down St John Street in the direction of Derby. At the mini roundabout take the right hand turn onto Summer Lane. Number 6 can be found after approximately 50 metres on the right hand side.





















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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs		99	99	Very environmentally friendly - lower CO <sub>2</sub> emissions			
A				A			
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	