



GRANT'S  
OF DERBYSHIRE

81 Yokecliffe Drive, Wirksworth DE4 4PF  
Offers Around £415,000

**\*\*Unexpectedly Back On The Market!!\*\***

Grants of Derbyshire are delighted to offer For Sale this five double bed roomed detached family home, ideally located at the top of a peaceful cul-de-sac but within easy access of the popular town of Wirksworth. The property benefits from gas central heating, double glazing and also has solar panels to the front and rear. The accommodation itself briefly comprises the entrance hallway, guest cloakroom, snug, kitchen, dining area and living space. The ground floor is very open and spacious and flooded with natural light. On the first floor there are five double bedrooms, two with en suite shower rooms, and a family bathroom. To the front of the home is a pleasant foregarden as well as driveway providing off-road parking for up to three vehicles. There is a most delightful and fully enclosed garden to the rear. Viewing highly recommended.



## Ground Floor

To the front of the property is a part glazed entrance door opening into the

## Entrance Hall

A welcoming and light space with a window to the side aspect. There are two doors opening from here to the dining area and to the living space as well as a wide opening to access the snug. The staircase leads up to the first floor and beneath this is the

## Guest Cloakroom 5'6" x 2'7" (1.69m x 0.81m)

Fitted with a low flush WC and a wall mounted corner wash hand basin with tiled splashback.

## Open Plan Living

With a continuation of the hard wearing laminate flooring from the entrance hallway is this excellent open plan living room. From the original sitting room measuring 4,88m x 2.37m is a wide opening to the extension which was added in 2017 and measures 6.86m x 2.80m (max). This has created a real sense of space and light and provides flexibility to use different areas for different purposes. There are two windows to the front and a glazed door to the rear opens to the exterior. The room is lit by inset spotlights as well as the ceiling lights.

## Dining Area 14'4" x 12'7" (4.38m x 3.86m)

To the rear of the living area is a spacious dining area. This is another light space due to the four glazed doors to the rear opening onto the patio area. Within the dining room is a fireplace with raised hearth which houses the electric fire.

To the side is a wide opening to the

## Kitchen 15'10" x 8'2" (4.83m x 2.50m)

Having tiled flooring, this room is fitted with a good range of wall and base units with roll top work surfaces and tiled splashbacks. The inset one and a half bowl sink with swan neck mixer tap is ideally located beneath the window to the rear aspect looking out onto the garden. Integrated appliances include the electric oven with four ring gas hob and extractor hood over. There is space and plumbing available for a washing machine and a dishwasher and as well as having under counter space for a tumble drier there is ample room for a freestanding fridge freezer. To the side aspect is a stable style door opening to the exterior.

## Snug 8'8" x 8'2" (2.65m x 2.50m)

Just off the entrance hallway is this room which has two windows to the front aspect. Ideal for use as a home office, music room or additional reception room.

## First Floor

The stairs leading up from the entrance hallway reach the

## Landing

With doors opening to the five bedrooms and the family bathroom. An additional door opens to the airing cupboard which houses the water tank and provides useful storage. There is also access to the part boarded attic space via the large hatch with pull down ladder.

## Bedroom One 11'11" x 10'9" (max) (3.65m x 3.28m (max))

This is a good sized double bedroom at the rear of the home with two windows looking out onto the garden. There is the benefit of a built-in wardrobe and a door to one corner opens to the

## En suite Shower Room 5'6" x 5'4" (max) (1.69m x 1.64m (max))

This part tiled room is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a corner shower cubicle with electric shower. There is an obscured glass window to the side aspect.

## Bedroom Two 12'11" x 9'1" (max) (3.95m x 2.78m (max))

Housed in the extension is this second bedroom which has a large window to the front aspect. The high ceiling enhances the light and airy feel to the room.

To the rear is a door opening to the

## En suite Shower Room

With an obscured glass window to the rear aspect, this room is part tiled and has a walk-in shower cubicle, dual flush WC and a contemporary style wash hand basin with vanity unit beneath.

## Bedroom Three 10'11" x 8'5" (3.34m x 2.58m )

The third double bedroom has a window to the front aspect which enjoys a pleasant outlook over the neighbouring rooftops to the countryside beyond.

## Bedroom Four 10'11" x 7'3" (3.33m x 2.21m)

Also at the front of the home with a pleasant outlook. This room has the benefit of sizeable storage in the space above the stairs accessed via double doors.

## Bedroom Five 10'9" x 8'10" (3.28m x 2.70m)

With a window to the rear aspect looking out over the garden.

## Bathroom 7'8" x 6'6" (max) (2.35m x 1.99m (max))

Having wood effect flooring, this bathroom is fitted with a three piece suite comprising dual flush WC, wash hand basin with mixer tap set within a vanity unit and a panelled bath with shower over. There is an obscured glass window to the side aspect.

## Outside

To the front of the property is a driveway providing off street parking for up to three vehicles. Adjacent to this is a pleasant foregarden with paved seating area and gravelled borders. A pathway leads around the property and through a gate where there is a space to the side which is gravelled and provides a delightful spot in which to sit and enjoy a good level of privacy. To the rear of the home is a fully enclosed garden which incorporates different areas including a patio area, lawn, gravelled areas and planted borders.

## Solar Panels

The solar panels were installed in 2015 and it is a 4kW system. It generates an income on a micro generation licence and in summer cuts the electric bill substantially.

## Council Tax Information

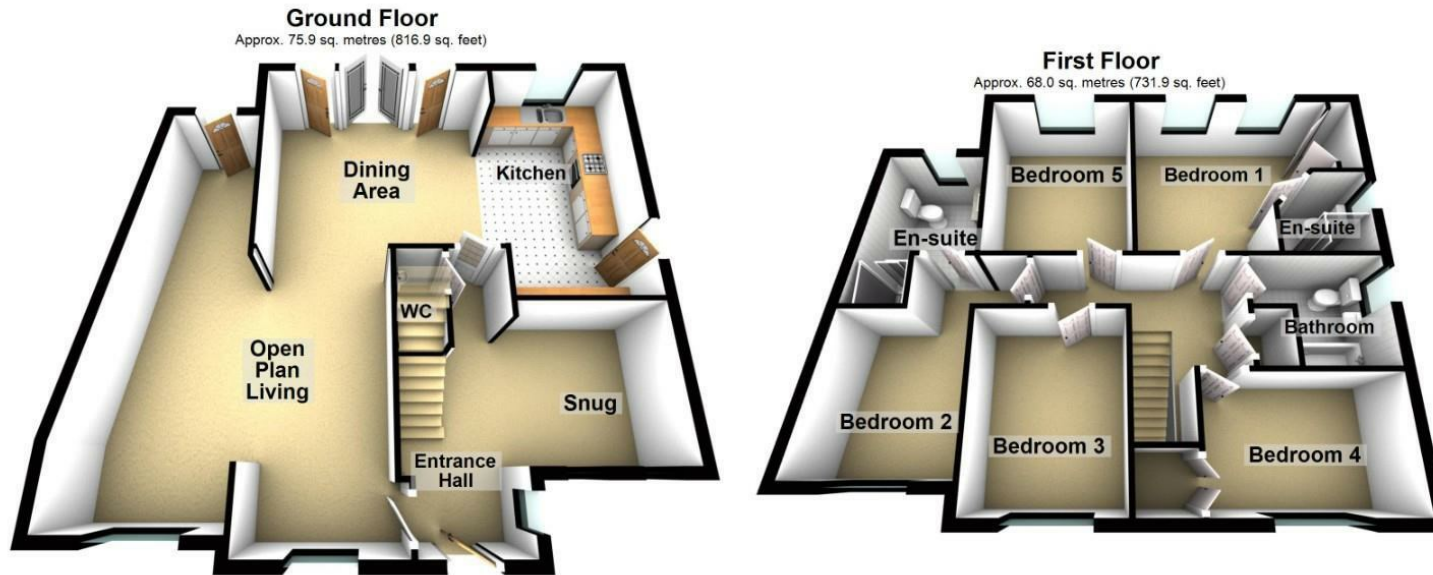
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2125 per annum.

## Directional Notes

The approach from our Wirksworth Office is to proceed south along St John Street in the direction of Derby and upon reaching the mini roundabout turn right into Summer Lane. Take the first turning on the right into Yokecliffe Drive and follow the road up the hill where number 81 is located close to the top on the left hand side.







Total area: approx. 143.9 sq. metres (1548.8 sq. feet)

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				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>		88	88	(82 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
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	