



GRANT'S  
OF DERBYSHIRE

13 Yokecliffe Drive, Wirksworth DE4 4EX  
Offers Around £259,995



Grant's of Derbyshire are pleased to offer For Sale, this detached, two bedroom bungalow, located on the ever popular Yokecliffe Drive in Wirksworth. Ideally situated just a short walk from the centre of town and all local amenities including schools, doctors surgery and leisure centre. This property briefly comprises: Large Living Room, Two Bedrooms, Kitchen, Bathroom & Small Garden Room / Porch. There's a beautiful rear garden with large lawn and two patio areas & a tarmac driveway providing off-road parking for at least two vehicles. No upward chain.



### **Access to the property**

The property is accessed via the tarmac driveway, which leads to the side of the property where the uPVC entrance door opens into the:

### **Kitchen 10'3" x 7'9" (3.14m x 2.38m)**

With a side aspect uPVC glazed window, vinyl flooring and spotlights to the ceiling. This room is fitted with a range of wood effect wall, base & drawer units, with tiled splashbacks, a granite effect work top and stainless steel sink with mixer tap. There's a free-standing gas cooker in situ, under-counter space for a fridge/freezer and further space and plumbing for a free-standing washing machine and dishwasher. An internal wooden door opens into:

### **Bedroom 2 10'5" x 7'3" (3.20m x 2.21m)**

With a front aspect uPVC double glazed window which overlooks the front garden & Yokecliffe Drive.

### **Inner Hallway 5'3" x 2'7" (1.61m x 0.79m)**

Accessed from the Kitchen, doors from here lead to the Living Room, Bathroom & Bedroom 1. In addition, the loft hatch can be found here.

### **Living Room 17'4" x 10'6" (5.29m x 3.21m)**

A larger than average room with a beautiful uPVC double glazed bay window, providing this room with lots of natural light. There's also a feature gas fireplace with tiled hearth & wooden mantel.

### **Bathroom 7'2" x 5'3" (2.20m x 1.62m)**

A fully tiled room with a rear aspect uPVC double glazed window with obscured glass, vinyl flooring & spotlights to the ceiling. Fitted with a three piece suite consisting of panelled corner bathtub with mains shower over, a low level flush WC & pedestal wash hand basin. There's also an extractor fan & a ladder style heated towel rail.

### **Bedroom 1 10'4" x 10'11" (3.15m x 3.35m)**

A good sized double bedroom with laminate flooring, a range of fitted wood effect wardrobes and drawers and a rear aspect uPVC double glazed window which overlooks the lovely rear garden.

### **Garden Room / Porch 5'6" x 7'11" (1.70m x 2.43m)**

This room is accessed via a uPVC door from the kitchen and has uPVC double glazed windows to three aspects, along with a further uPVC door which provides access to the rear garden. This room could

be used as a small Garden Room or as an Entrance Porch if preferred.

### **Outside**

This property benefits from a quaint front garden, laid to lawn with topiary trees and a large rear garden which is bordered with stone walling, timber fencing & hedgerow. Here there's a large lawn with bordering plants & shrubs, further topiary trees, two good sized paved patios & two handy storage sheds (timber framed 1.78m x 2.38m / large shed 5.22m x 3.00m). The tarmac driveway provides off-road parking for at least 2 vehicles.

### **Directional Notes**

From our office at the market place proceed down St John St towards Derby. At the mini roundabout turn right onto Summer Lane. Continue along Summer Lane taking your first right onto Yokecliffe Drive where number 13 can be found on the left hand side.

### **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.





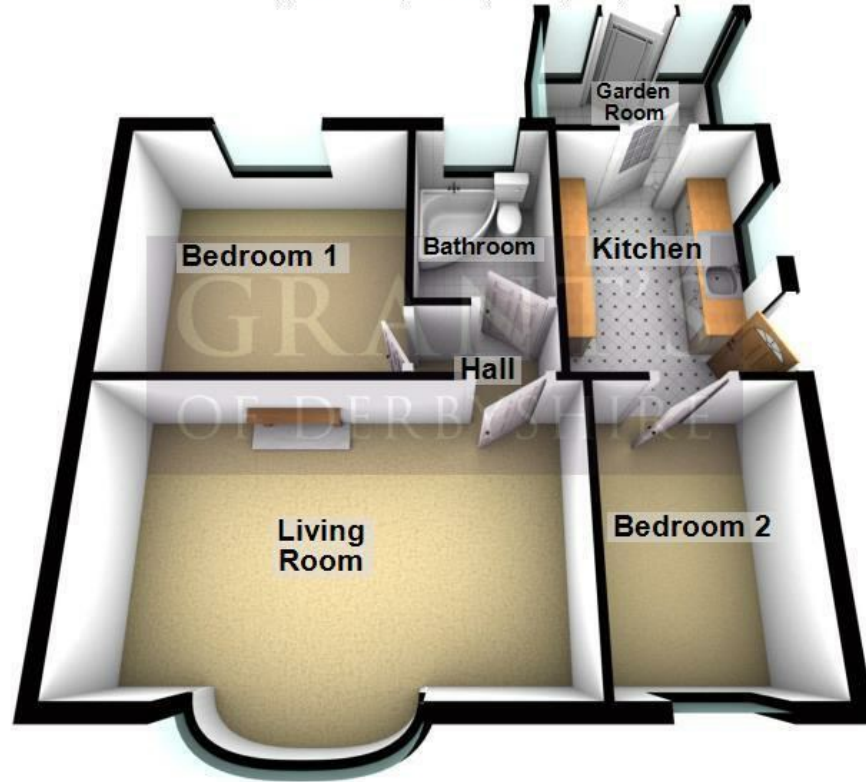






### Ground Floor

Approx. 53.6 sq. metres (576.4 sq. feet)



Total area: approx. 53.6 sq. metres (576.4 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.

