



Located on highly sought after Greenhill, this attractive stone-built mid-terraced property is now being offered For Sale. Just a short stroll from the ever popular town of Wirksworth yet occupying a peaceful spot in an elevated position from where the panoramic views are simply stunning. This is an unusually spacious one bedroomed home with a good sized kitchen/diner, bright sitting room, bathroom and separate WC. It is the request of the current owner that this home be sold as a primary residence only. No Upward Chain. Viewing Highly Recommended.



## Location

This home is just a short distance from all the facilities that 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, with 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, also just a short drive away, is water sports heaven. Wirksworth has many events and festivals throughout the year, including the famous Arts Festival, and if you want to get away from the crowds just walk up the hill to Stoney Wood and the StarDisc, a 21st century stone circle.

## Ground Floor

To the front of the property the stable style timber door with glazed panel opens into the

### **Kitchen/Diner 15'1" x 11'11" (max) (4.60m x 3.64m (max))**

With the sash window to the front aspect allowing a fantastic outlook over Wirksworth towards the open countryside that surrounds the town. This spacious

kitchen has tiled flooring and benefits from a range of base units with contrasting work surfaces with tiled splashbacks and an inset one and a half bowl stainless steel sink with mixer tap. There is space and plumbing for a washing machine as well as space for a cooker and a freestanding fridge freezer. To one corner is the wall mounted Worcester combination boiler which provides the hot water and services the heating system. The staircase rises to the first floor and beneath this is a door opening to a most useful storage cupboard. To the rear of the room is a step up and an opening which provides access to the

### **Inner Hallway 5'2" x 2'7" (1.59m x 0.81m )**

With a continuation of the tiled flooring this space is fitted with shelving and has doors opening to the bathroom and the WC.

### **Bathroom 9'8" x 6'6" (max) (2.95m x 2.00m (max))**

Having tiled flooring, this part tiled room is fitted with a two piece suite comprising bath with shower over and a pedestal wash hand basin.

### **WC 5'3" x 2'7" (1.62m x 0.80m)**

Separate to the main bathroom and having a window to the side aspect, there is a low flush WC and a wall hung wash hand basin with tiled splash back.

## First Floor

The carpeted stairs lead up from the entrance door into the

### **Sitting Room 14'10" x 10'11" (4.53m x 3.34m )**

A bright, airy and spacious sitting room with painted floorboards. The sash window to the front aspect allows superb and far reaching panoramic views. To the rear of the room is a door opening to the

## Bedroom

This is a good sized double bedroom and flooded with natural light through the large double glazed window to the side aspect. There is also access to the attic space form this room.

## 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.

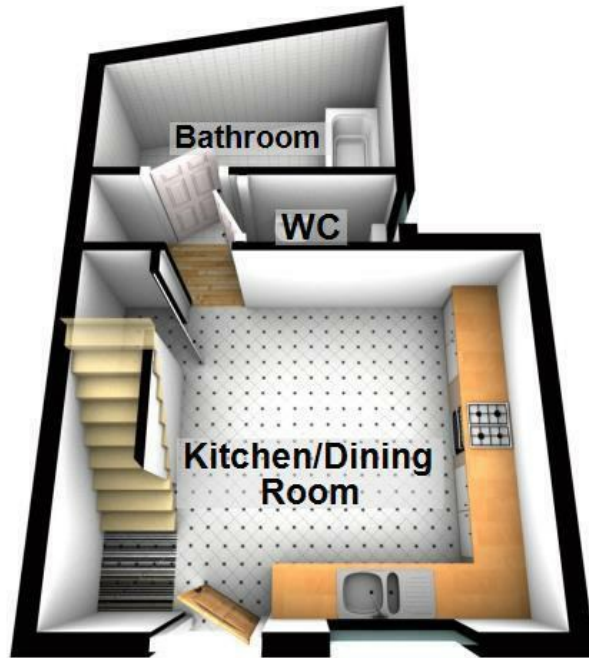
## Directional Notes

From our office at Wirksworth Market Place proceed left along the parade of shops bearing round to the left onto Dale End. Continue straight on (past the turning on the left for The Dale) and continue up the hill for approximately 80 metres where a turning on the left hand side leads to a row of houses. Number 62 is the second in the terraced row.





## 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.

