

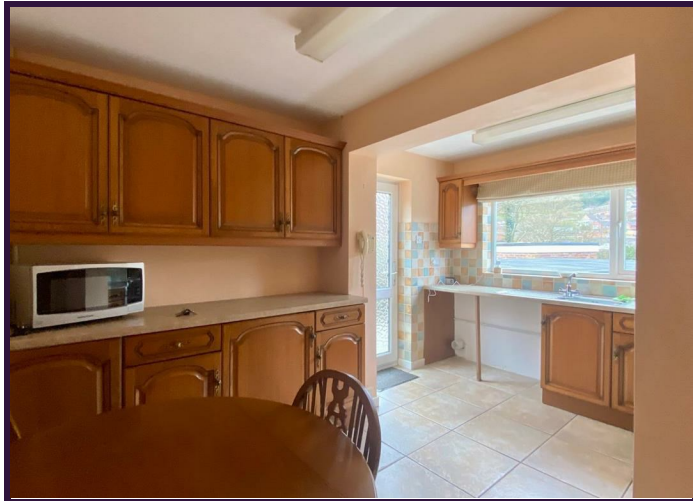


GRANT'S  
OF DERBYSHIRE

6 Yokecliffe Avenue, Wirksworth DE4 4DJ  
Offers In The Region Of £315,000



Occupying a peaceful location on a sought after residential estate in Wirksworth within easy reach of the town centre is this well presented detached three bedroomed bungalow. The accommodation itself briefly comprises a very well proportioned lounge/dining room, a spacious dining kitchen, a bathroom, two double bedrooms and a single bedroom. The property benefits from gas central heating and uPVC double glazing throughout. There is a detached single garage in front of which is off road parking and there are pleasant gardens to the front, side and rear. Viewing Highly Recommended. No Upward Chain.



### **Access to the property**

The property is accessed from the front where steps and a paved pathway lead to the part glazed entrance door beneath the storm porch. This opens into the:

### **Entrance Hallway**

This L-shaped hallway has doors opening to the kitchen, living room, bathroom and the three bedrooms. An additional door opens to a built-in cupboard which provides storage and also houses the Worcester combination boiler which provides the hot water and services the central heating system.

### **Kitchen 13'2" x 9'10" (4.03m x 3.02m)**

Having tiled flooring, this extended kitchen is fitted with a good range of wall and base units with roll top work surfaces and tiled splashbacks. The inset stainless steel sink with mixer tap is ideally located beneath the large window to the front aspect looking out over the garden and the neighbouring rooftops. There is an integrated fridge, an electric cooker with extractor over and space and plumbing is available for a washing machine. There is ample room for a dining table and chairs. To the side aspect is a door with obscured glass which opens out to the exterior.

### **Open Plan Living Dining Room**

### **Dining Area 10'10" x 9'10" (3.31m x 3.02m)**

This is a good sized dining area with a wide opening to access the

### **Sitting Room 16'9" x 11'10" (5.12m x 3.62m)**

Lit by wall lights as well as the central ceiling light, this is a spacious and comfortable sitting room. There are full height windows to both sides as well as the sliding patio doors which allow plenty of natural light into the room and provide a pleasant outlook onto the garden.

### **Bedroom One 11'11" x 8'11" (3.65m x 2.72m)**

Having a large window looking out onto the rear garden, this spacious double bedroom has the benefit of fitted wardrobes which provide ample storage and hanging space.

### **Bedroom Two 8'8" x 8'4" (2.65m x 2.56m )**

The second double bedroom is at the front of the bungalow with a pleasant and far reaching view.

### **Bedroom Three 7'3" x 7'0" (2.21m x 2.15m)**

This is a single room with a window to the rear aspect. Within the room is a door opening to a useful cupboard providing hanging space with a fitted shelf above.

### **Bathroom 6'0" x 5'5" (max) (1.85m x 1.66m (max))**

This fully tiled bathroom is fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, dual flush WC and a panelled bath with thermostatic shower over. There is an obscured glass window to the front aspect.

### **Outside**

To the front of the bungalow is a very pleasant garden which is split by the steps leading up from the driveway to the entrance door. There is access around both sides of the bungalow but to the right hand side is a more spacious area with beautiful planted borders. From here the pathway leads around to the rear garden which is of a very good size and is laid mainly to lawn. Being south facing this is a real sun trap and it also enjoys far reaching views.

### **Garage 18'3" x 8'5" (5.58m x 2.59m)**

The detached garage is accessed via an up and over door to the front. There is a window to the side aspect and it has the benefit of both power and light.

### **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**

From our Wirksworth office, proceed in the direction of Derby and turn right at the traffic island into Summer Lane. Take the next turning on the right into Yokecliffe Drive and after a short distance turn left into Yokecliffe Avenue where number 6 will be found on the left hand side.













Total area: approx. 85.5 sq. metres (920.5 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.

