



GRANT'S
OF DERBYSHIRE

3 Jubilee Court, Wirksworth DE4 4PA
Offers Around £240,000

Grant's of Derbyshire are pleased to offer For Sale this deceptively spacious and particularly well presented mid terraced property. It is location in a popular but peaceful area of Wirksworth and has uninterrupted views over the cricket field and towards surrounding countryside. It has the benefit of gas central heating and uPVC double glazing throughout. (Windows were fitted in 2018) Internally the accommodation briefly comprises entrance hallway, guest cloakroom, sitting room, well appointed and well proportioned dining kitchen, conservatory with views. To the first floor are three good sized bedrooms and a recently fitted bathroom. There are low maintenance patio gardens to the front and the rear with the rear being the best spot to enjoy the fabulous views. There is a space in the residents car park close by. Viewing highly recommended to fully appreciate the quality of accommodation on offer.



Ground Floor

To the front of the property the part glazed door beneath a storm porch opens into the

Entrance Hallway

A welcoming space from where it is possible to see through the whole length of the house to the fields and hillsides to the rear. The stairs lead up to the first floor and beneath is a useful storage cupboard with hanging space and shelving. The hallway is lit by inset spotlights. Doors open to the dining kitchen and the sitting room and a third door provides access to the

Guest Cloakroom 5'6" x 2'7" (1.68m x 0.79m)

This part tiled room with vinyl flooring is fitted with a dual flush WC and a wash hand basin within a vanity unit. There is an opaque window to the front aspect.

Sitting Room 14'4" x 11'4" (4.38m x 3.47m)

This is a good sized reception room in which the focal point is the wooden fireplace which currently houses the electric fire. There is a large window to the front aspect overlooking the paved foregarden.

Dining Kitchen 17'7" x 11'9" (max) (5.36m x 3.59m (max))

This spacious dining kitchen is fitted with a wide range of wall and base units with extensive roll edged work surfaces and smart grey tiled splash backs. The stainless steel one and a half bowl sink with mixer tap is ideally located beneath the window to the rear aspect which provides superb views. The inset electric hob installed less than a year ago has a stainless steel extractor hood over. Other integrated appliances include the fridge, freezer and double electric fan assisted oven and grill. There are two under counter appliance spaces, ideal for a washing machine and a dishwasher or tumble dryer. There is wooden

flooring and the room has plenty of inset spotlights. Ample space is available for a dining table and chairs as well as space for a large freestanding fridge freezer if required. A part glazed door to the rear of the room opens to the

Conservatory 7'10" x 9'6" (max) (2.40m x 2.92m (max))

This addition to the home has created a delightful place to sit and enjoy the outlook over the patio garden to the cricket field and countryside beyond. It has the benefit of power and light and has windows to the side and rear aspects with matching French door providing access to the exterior.

First Floor

Stairs leading up from the entrance hallway reach the

Landing

Double doors open to the airing cupboard which provides useful storage space as well as housing the Worcester gas fired combination boiler. From the landing a hatch with drop down ladder provides access to the roof space which has lighting and is part boarded.

Bedroom One 12'2" x 11'5" (max) (3.73m x 3.49m (max))

This is a good sized double bedroom at the rear of the property with the large window making the most of the excellent views.

Bedroom Two 13'10" x 11'5" (max) (4.22m x 3.49m (max))

This second double bedroom has the added advantage of substantial built in wardrobes along one wall. Five doors open to reveal an extensive amount of hanging and storage space. There is a large window to the front overlooking the patio garden and the quiet cup-de-sac.

Bedroom Three 8'9" x 7'11" (2.68m x 2.42m)

Used by the current owner as a study this room would serve equally well as a bedroom. A door opens to a built in storage cupboard fitted with shelving. There is a window to the front aspect.

Bathroom 6'9" x 5'5" (2.07m x 1.67m)

Fitted just a year ago this extremely well appointed bathroom, with wooden flooring, has a modern three piece suite comprising wash hand basin set within a smart vanity unit, low flush concealed unit WC and a panelled bath with a power shower over. There is a wall mounted towel rail, inset spotlights and an opaque window to the front aspect.

Outside

To the front of the property is a paved patio area, perfect for enjoying the evening sun. The foregarden is fully enclosed by timber fencing and there is a good sized timber shed. The rear garden is of a decent size and is also low maintenance being block paved. It is enclosed by a range of low level brick walling and fencing and is the perfect spot to relax and make the most of the views over the cricket field towards Gorsey Bank and the surrounding countryside. There is a residents car park very close by in which the owner of number 3 is entitled to one space.

Directional Notes

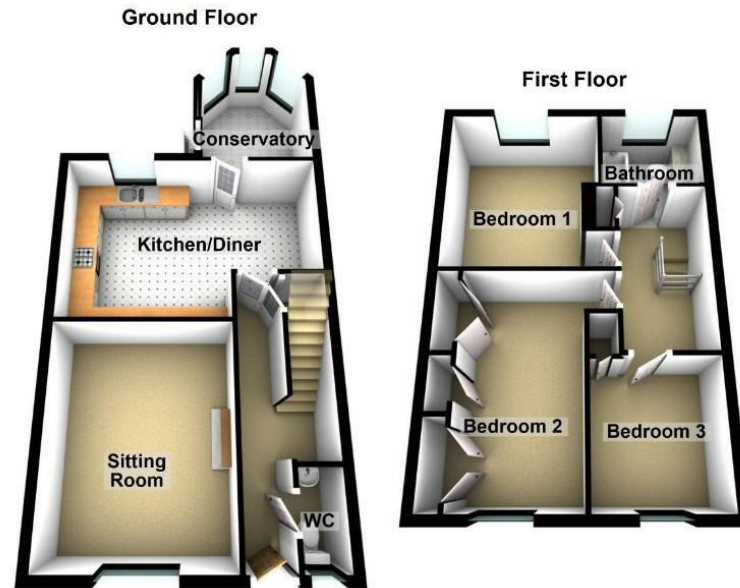
The approach from our office in Wirkworth market place is to proceed down St John Street, over the mini roundabout and onto Derby Road. Take the second turning on the right into King George Street, first left onto Stafford Crescent, passing the Cricket Club and taking the left turn into Kingsfield Road. Turn left into Jubilee Court.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1463 per annum.







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.

