



GRANT'S
OF DERBYSHIRE

1 Nan Gells Hill, Bolehill, Wirksworth DE4 4GN
Offers Around £205,000

We are delighted to offer this two bedroom detached home located in Bolehill, a short distance from the centre of the popular town of Wirksworth. This home enjoys an elevated position with delightful views down towards Wirksworth and the surrounding area. This property requires a full programme of refurbishment throughout but has huge potential to become a delightful home. The accommodation comprises; entrance porch, sitting room, dining room and kitchen. On the first floor there are two double bedrooms and a bathroom. Outside there is an external store which could be incorporated into the main accommodation, a detached garage and a foregarden which is mainly laid to lawn. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain. Ideal Investment



Ground Floor

The property is accessed via the foregarden where the pathway leads up to the wood-effect, leaded glass uPVC door opening into the

Porch 6'10" x 3'4" (2.1 x 1.02)

With uPVC double glazed windows to the side aspects and an opening leading to the hallway where the staircase leads up to the first floor. The door on the left opens into the

Dining Room 10'3" x 9'3" (3.13 x 2.82)

With a window to the front aspect overlooking the front garden. There is a handsome marble fire surround with a gas fire inset and a glazed sliding door opens into the

Kitchen 8'11" x 8'2" (2.72 x 2.49)

With a modern range of base units with wood-effect worktop over and inset stainless steel sink. There are uPVC double glazed windows to rear and side aspects and space and plumbing for a washing machine. The brand new freestanding gas cooker with grill is included in the sale. A door leads to a rear lobby where there is a useful understairs storage cupboard. The rear uPVC part glazed door leads out to the rear courtyard and store. The door ahead leads into the

Sitting Room 13'2" x 8'8" (4.02 x 2.66)

A good sized reception room with window to the front aspect overlooking the garden. There is a wall mounted gas fire and a panel door opens to reveal the location for the electric meter and consumer unit.

First Floor

On arrival at the first floor landing we find a delightful stained glass window to the rear aspect and the first door on the right leads into

Bedroom One 13'7" x 8'11" (4.15 x 2.74)

A good sized double bedroom with two windows overlooking the front aspect providing superb far-reaching views down towards Wirksworth and the surrounding countryside.

Family Bathroom 9'3" x 8'8" (2.83 x 2.65)

A good size room having a traditional white suite. A built-in cupboard houses the hot water cylinder. Window to the side aspect.

Bedroom Two 10'6" x 9'4" (3.22 x 2.85)

Another double bedroom with window to the front aspect providing those aforementioned views. Victorian-style fireplace (not in use).

Outside

To the rear of the property there is a

covered courtyard with steps that lead up to a useful store. Underneath there is a former coal store. To the front of the property there is a lawned foregarden with a central pathway that leads up to the front door. There is hardstanding for up to two vehicles. To the side of the property there is an

External Store 12'0" x 4'8" (3.66 x 1.43)

Entered via the part glazed wooden door. This is a good space for gardening pursuits or consideration could be given to integrating this room into the main accommodation (subject to survey/building regulations).

Garage 15'2" x 8'0" (4.64 x 2.44)

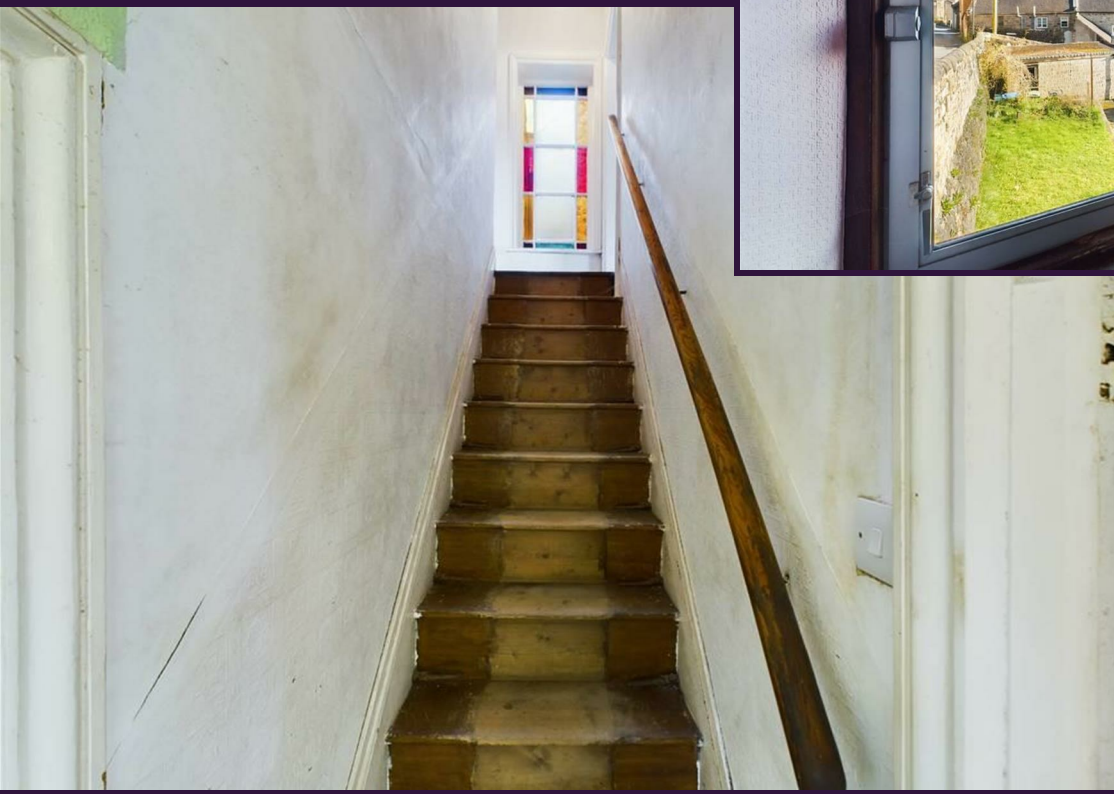
With an up and over door to the front and a side access door.

Directional Notes

The approach from our office in Wirksworth Market Place is to proceed along Harrison Drive in the direction of Cromford. Towards the top of Steeple Grange turn right at the war memorial onto New Road. Continue up New Rd where the subject property will be found on the left hand side just before the "T" junction as identified by our For Sale sign.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.







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.

