



GRANT'S
OF DERBYSHIRE

31a Wash Green, Wirksworth DE4 4FD
Offers Around £339,995

This delightful and spacious three-bedroom character cottage is located in the sought-after Wash Green area of Wirksworth, just a short walk from the centre of this market town. Stone built, this beautiful home offers the perfect blend of modern convenience and traditional charm with lovely views of the town and surrounding countryside.

Benefitting from double glazing and gas central heating throughout, the property has recently undergone a programme of refurbishment and upgrades, including a brand new kitchen, flooring and hard wired smoke detectors.

The accommodation itself briefly comprises entrance hall, living room, dining kitchen, three bedrooms, storage room and family bathroom with a luxurious roll top bath. There is a pleasant seating area to the front of the property and to the side is a fully enclosed garden with both patio and lawned areas. Parking is made easy with off-road space for two vehicles.

Contact us today to arrange a viewing of this character-filled property, perfect for a growing family or anyone looking for their ideal home.



Location

Wirksworth is a thriving market town which offers a good variety of shops, restaurants, pubs, cafes and an independent cinema which is part of the lively arts and social scene that includes the famous Arts Festival. There are medical facilities and good schools nearby, and excellent transport links, you can even catch a steam train to Duffield on the Ecclesbourne Valley Railway on special occasions! The Derbyshire Dales offer beautiful countryside walks and cycle rides, and nearby Carsington Water has water sports, walks and wildlife. A short drive takes you to the Peak District National Park. Set in the heart of Wirksworth's conservation area on Wash Green, this property is surrounded by beautiful buildings and countryside views, and is just a short walk from the town centre with all the amenities it has to offer.

Ground Floor

The property is accessed via the driveway and through a wrought iron gate. The entrance door to the front opens into the living room, whilst the door beneath the storm porch to the side leads into the

Entrance Hall

With newly laid, waterproof laminate flooring and lots of space for storing coats and shoes. The staircase leads up to the first floor and to the left, a stable style timber door opens into the dining kitchen

Dining Kitchen 14'7" x 8'2" (4.47 x 2.51)

This kitchen, with wood effect, waterproof laminate flooring, is newly fitted with a range of shaker style wall, base and drawer units with wood effect work surfaces and upstands. The 1.5 stainless steel sink with mixer tap is ideally situated beneath the window to the side aspect overlooking the garden. There is a brand new

integrated oven with four ring induction hob, glass splashback and extractor over. There is a new integrated slimline dishwasher, space and plumbing for a washing machine and the freestanding fridge freezer is included in the sale. A door opens to a very useful understairs storage cupboard.

Living Room 16'4" x 16'0" (4.98 x 4.90)

This is a beautifully spacious living room with a window to the front aspect. The substantial fireplace housing the cast iron stove, which has recently been re-vamped, provides a lovely focal point. The room is lit by wall lights as well as the central ceiling light, underfloor heating is installed in this room. A door to the rear opens to the entrance hallway.

First Floor

The stairs leading up from the entrance hallway reach the landing area from where there is access to the attic space and timber ledge and brace doors opening to the three bedrooms, family bathroom and storage room.

Bedroom One 16'6" x 8'0" (5.05 x 2.46)

A good sized bedroom with a window to the front aspect offering fantastic views of the surrounding countryside. There is a TV point here.

Bedroom Two 14'9" x 8'7" (4.52 x 2.62)

Another good sized bedroom, this time with a window to the rear aspect offering rooftop views towards Wirksworth itself and the hillside beyond. There is a TV point here.

Bedroom Three 9'0" x 7'3" (2.75 x 2.21)

A single bedroom with a window to the front aspect offering the same pleasant outlook as bedroom one. There is also a TV point here.

Storage Room 8'11" x 7'3" (2.74 x 2.21)

Currently used as a storage room but, given the size, offers potential for a number of uses. It also houses the Ideal Logic combination boiler which was installed in January 2022 and is still under warranty.

Family Bathroom 7'10" x 7'6" (2.41 x 2.29)

With a ceramic tiled floor, this bathroom is fitted with a smart four piece suite including a beautiful claw foot, roll top bath, corner shower cubicle, traditional pedestal wash hand basin and a low flush WC. There is an obscured glass window to the side aspect, and recently fitted inset spotlights and ceiling mounted extractor fan, illuminated mirror and heated towel rail.

Outside

Close to the property is a tarmac driveway providing parking for two vehicles. Immediately to the front of the property is a most pleasant and south facing block paved seating area which leads around to the side via a secure wooden gate. Here there is a low maintenance garden with a lawn and a patio area, plus log store, the rear garden is fully enclosed by stone walling and timber fencing.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1483 per annum.

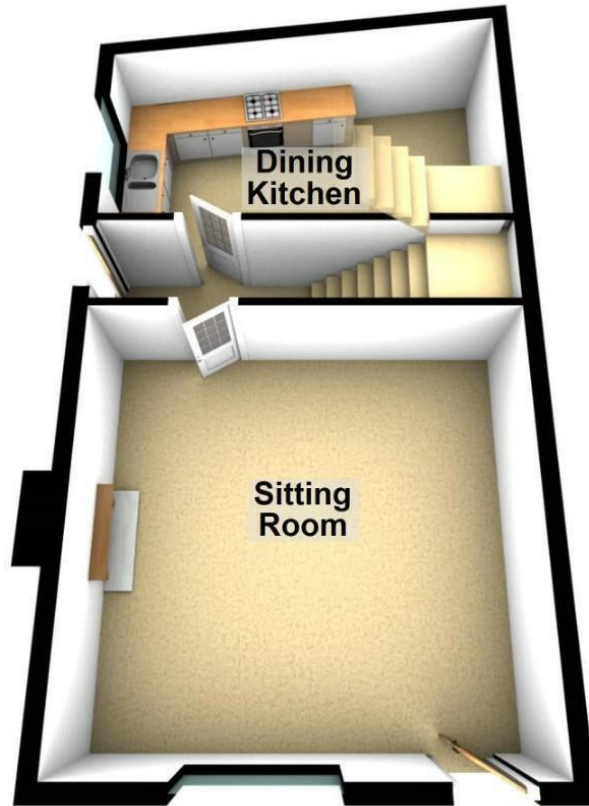
Directional Notes

From our office in Wirksworth Market Place proceed across the road in front of the Red Lion Hotel and turn into Coldwell Street. Continue down Coldwell Street, crossing over the railway bridge which in turn becomes Wash Green. Continue up the hill for a short distance where the property will be located on the left hand side and can be found by our For Sale board.

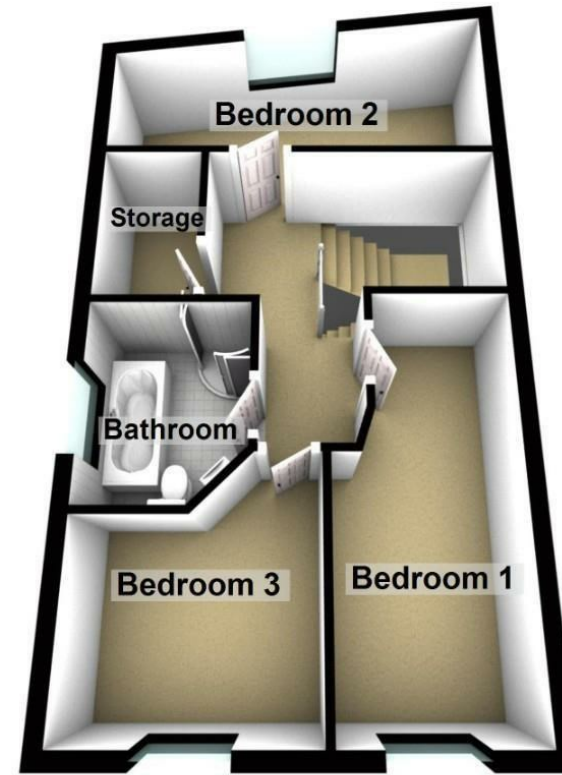




Ground Floor



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.

