



GRANT'S
OF DERBYSHIRE

10 Greenhill, Wirksworth DE4 4EN
Offers Around £199,995

Situated in the sought-after area of Greenhill in the heart of the historic town of Wirksworth is this charming three bedroomed end terraced home. It is well presented throughout and the accommodation itself briefly comprises living room with multi-fuel burner, fitted kitchen, utility room, bathroom and three bedrooms. The property also includes a yard as well as a useful outdoor store. It is partially double glazed and benefits from has central heating. Being just a stone's throw from the town centre it offers the convenience of local amenities and there are scenic walks right from the doorstep. Viewing Recommended. No Upward Chain.



Location

This home is situated in the centre of Wirksworth, just a short stroll of all the facilities that the town 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.

First Floor

The entrance is at the side of the property and is accessed via steps and a path leading up from Greenhill. The main entrance door which is on the first floor level opens directly into the

Living Room 15'5" x 8'9" (4.70m x 2.67m)

This is a good sized room with a window to the front aspect. The focal point is the substantial fireplace housing the multi-fuel burner upon a slate hearth with gritstone surround. There are stripped pine floorboards and the room is lit by wall lights as well as a central ceiling light. There is ample space for a dining table and chairs. A ledge and brace door to the rear opens to the

Kitchen 14'7" x 10'2" (max) (4.45m x 3.12m (max))

With the floorboards continuing through from the living room, this kitchen is fitted with a number of base and drawer units beneath the wooden work surfaces, an inset sink with swan neck mixer tap

and an integrated gas oven with four ring hob over. To the opposite side of the room is a breakfast bar. In addition to the storage available in the kitchen, there is a useful understairs cupboard fitted with shelving. There is a uPVC double glazed window to the side aspect and the room is lit by inset spotlights. Two steps lead up to a wooden door which opens to the staircase leading to the second floor and to the rear of the room is an opening and one step up into the

Utility Room 4'7" x 9'10" (max) (1.40m x 3.02m (max))

With ceramic tiles to the floor and a small window to the side aspect, this is a most useful area with work surfaces, wall units and the wall mounted combi boiler. There is ample space for a fridge freezer as well as space and plumbing available for a washing machine. A door to the rear opens to the

Bathroom 11'6" x 5'4" (max) (3.53m x 1.65m (max))

This part tiled bathroom with attractive vinyl flooring houses a white three piece suite comprising corner bath with Triton electric shower over, pedestal wash hand basin and a olw flush WC. There are uPVC double glazed windows with obscured glass to both sides allowing plenty of natural light into the room.

Second Floor

At the top of the stairs leading up from the kitchen, ledge and brace doors to each side open to bedroom one and bedroom three.

Bedroom One 15'7" x 8'11" (4.75m x 2.72m)

This is a spacious double bedroom with good ceiling height and two substantial exposed ceiling timbers. The window to the front aspect set beneath a wooden lintel provides pleasant rooftop views.

Bedroom Three 15'7" x 8'11" (4.75m x 2.72m)

Another room with exposed ceiling beam and wooden lintel above the window to the side aspect. There are pine shutters to this window and a door to the rear opens to

Bedroom Two 11'5" x 10'0" (3.48m x 3.05m)

A good sized double bedroom to the rear of the property. There is a uPVC double glazed window to the side which allows an excellent view over the rooftops towards the town centre and the hills beyond.

Outside

There is a yard to the side of the property as well as a useful outside store.

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 at Wirksworth Market Place proceed left along the parade of shops bearing round to the left onto Dale End. Where the road forks keep right and continue up the hill for a very short distance, where number 10 can be found on the right hand side. Take the steps to the right just before number 13.

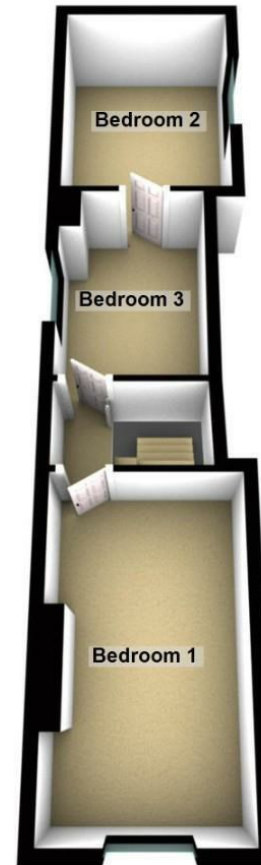




Ground Floor



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.

