



GRANT'S
OF DERBYSHIRE

15 Pittywood Road, Wirksworth DE4 4ED
Offers Around £390,000

This three bedroomed detached property is ideally located in a quiet and highly sought after location, within easy reach of the centre of Wirksworth and all the amenities on offer in this popular market town. Grant's of Derbyshire are pleased to offer For Sale this home which offers plenty of space on a good-sized plot. The accommodation itself comprises entrance hallway, sitting room, large conservatory, dining kitchen, bathroom and two double bedrooms on the ground floor. There is also a generous double bedroom on the first floor along with an en suite shower room. To the front of the property is a most pleasant foregarden with a good sized driveway leading to the garage. To the rear is a stunning garden incorporating a number of different areas. The property benefits from gas central heating and triple glazing throughout and there is also air conditioning in the conservatory and main bedroom. The home enjoys excellent and far reaching views of the surrounding countryside. Viewing Recommended.



Accommodation

The property is accessed via the wrought iron double gates opening onto the driveway. There two entrance doors - one which leads into a hallway through to the rear garden and garage and another part-glazed door, with full height windows to each side, opens into the

Entrance Hallway

This is a good sized and welcoming space with a hand made staircase leading up to the first floor and doors opening to the dining kitchen, sitting room, the two ground floor bedrooms and the bathroom. An additional door opens to a useful storage cupboard fitted with shelving.

Dining Kitchen 13'3" x 12'2" (4.04m x 3.73m)

Having vinyl flooring, this kitchen is fitted with a range of matching wall and base units with roll top work surfaces and tiled splashbacks. Integrated appliances include the Hotpoint double electric oven and the induction hob with extractor hood over. There is space and plumbing available for a dishwasher and ample space for a large freestanding fridge freezer. The inset one and a half bowl sink with swan neck mixer tap is ideally located beneath the window to the rear aspect looking out onto the garden and there is also a large window to the front. Close to the front window is an area perfect for dining with plenty of room for a good sized table and chairs.

In the corner of the kitchen is a built-in storage cupboard and adjacent to this is a door opening into a hallway which leads to the front of the property, the garage and to the rear garden.

Sitting Room 14'10" x 12'9" (4.54m x 3.89m)

This is a spacious and airy reception room with plenty of natural light flooding through the two windows to the side aspect and the glazed double doors to the rear. The fireplace with raised hearth which houses the gas fire provides a pleasant focal point and the room is also lit by wall lights as well as the central ceiling light. The glazed double doors open to the

Sunroom 22'7" x 8'7" (6.89m x 2.64m)

This is a fantastic addition to the home! Having tiled flooring, windows and glazed doors to all three aspects, it really does provide the perfect place to sit and enjoy the peace and outlook onto the beautiful rear garden. It also has the benefit of an air conditioning unit providing both heat and cool air. Given the size of the room there is ample space for a dining table and chairs as well as

additional lounge furniture as required. Double doors provide access to the exterior to the rear and a single door opens to the side.

Bedroom Two 12'4" x 9'7" (3.77m x 2.94m)

This is a good sized double bedroom to the rear of the property with a large window looking into the sunroom.

Bedroom Three 11'10" x 9'2" (3.61m x 2.80m)

Another good sized double, this time to the front of the property with a window looking out onto the foregarden.

Family Bathroom 8'1" x 7'3" (max) (2.48m x 2.22m (max))

This part tiled bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a large walk-in shower cubicle. There is an obscured glass window to the side aspect and the room is lit by inset spotlights. There is also a ladder style towel radiator.

First Floor

The stairs from the entrance hallway lead up to a door opening into

Bedroom One 17'1" x 10'9" (5.22m x 3.30m)

This is a generously proportioned bedroom which also benefits from ample storage. The far reaching views from the large window to the rear are fantastic. As with the sunroom, there is an air conditioning unit fitted which provides both heat and cool air. To the front of the room is an opening through which is the

Ensuite Shower Room 10'9" x 8'11" (max) (3.30m x 2.73m (max))

An excellent use of space. Fitted with a low flush WC, a large walk-in shower cubicle and a wash hand basin with monobloc tap. There is also a ladder style towel radiator. The window to the front aspect provides a pleasant outlook.

Hallway 13'5" x 2'11" (4.10m x 0.89m)

Between the kitchen and the garage is this hallway, lit by inset spotlights and having doors accessing the exterior to the front and the rear as well as a sliding door opening to the

Garage 18'4" x 8'3" (5.61m x 2.52m)

With part glazed double doors to the front and an obscured glass window to the side aspect, this garage

has the benefit of both power and light. There is also a low flush WC and plumbing for a washing machine. There is ample space for additional white goods as needed. There is also access to additional storage space in the eaves.

Outside

To the front of the property is a good sized driveway adjacent to which is a beautiful foregarden with a lawned area, gravelled border, established plants and fully enclosed by hedging and fencing.

The garden to the rear is really very special. There is a neat lawned area with beautiful and well stocked borders and this is partially separated from the lower garden by a curved timber screen. Beyond this is a paved area with a large timber shed and steps leading down to the lower garden which is such a tranquil and private space. There is a seating area, a sizeable ornamental pond and many established plants and trees. Close to the home itself is a further paved area where there is currently a hot tub in situ and many impressive potted plants. Given the aspect, the rear garden is a real sun trap.

Additional property information

- The sunroom is double glazed but windows in the main house are triple glazed.
- Many of the south-facing windows are laminated.
- There are air conditioning units in both the sunroom and the upstairs bedroom.
- The home benefits from a Positive Input Ventilation Unit
- A combi boiler provides the hot water and services the gas central heating system for the home.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2224 per annum.

Directional Notes

From our Wirksworth office in the market place, proceed down St John Street in the direction of Derby. At the mini roundabout take a right turn onto Summer Lane and proceed for some distance until you see the left turn for Pittywood Road. Turn left here and follow the road round to where the property will be found on the right hand side.







Approximate total area⁽¹⁾

131.39 m²
1414.26 ft²

Reduced headroom

7.74 m²
83.3 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.

