

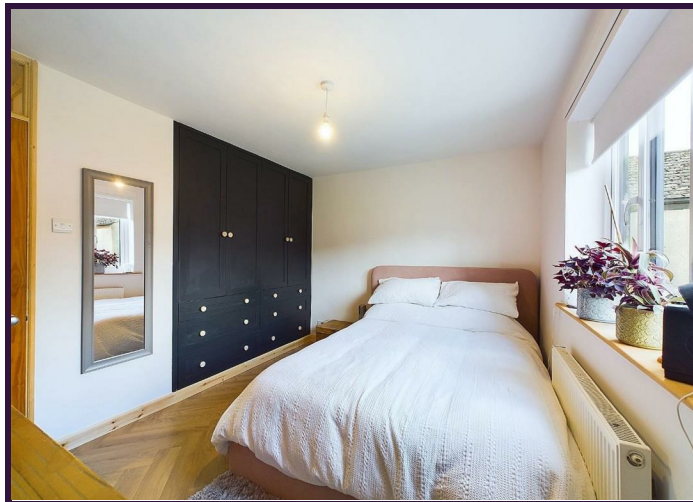


GRANT'S  
OF DERBYSHIRE

12 Greenway Croft, Wirksworth DE4 4PB  
Offers Around £235,000



This attractive townhouse with three double bedrooms, ideally located within a few minutes walk of Wirksworth town centre, is now available For Sale. Recently renovated with triple glazed uPVC windows and a brand new entrance door, the property benefits from gas central heating and is stylishly presented throughout. The accommodation comprises of: entrance hall, lounge/diner, fitted kitchen, and sun room. To the first floor there are three double bedrooms and a family bathroom. Outside there are is a patio garden to the rear. The property also benefits from a single garage. Viewing Highly Recommended. Virtual Tour Available.



## Location

This delightful family home is ideally located on a cul-de-sac which has the benefit of a large garden shared by residents which brings a great community spirit to the location. The property is just a short distance from all the facilities the vibrant market town of Wirksworth has to offer, including schools, shops, cafes and restaurants, pubs, medical facilities, library, leisure centre and boutique cinema. Set in the Derbyshire Dales with its lovely country walks and cycle rides, the Derwent Valley World Heritage Site and Peak District National Park are 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 is also nearby. Wirksworth has many events and festivals throughout the year, including the famous Arts Festival, Open Gardens, Well Dressings and more.

## Ground Floor

Access is gained via shallow steps or ramp leading to the part glazed composite wooden core door which opens into the

### Entrance Hallway 3'0" x 2'9" (0.93 x 0.85)

With recently fitted oak-effect laminate flooring, a staircase leads off to the first floor and there is an opening into the

### Living Room / Diner 21'1" x 11'3" (6.45 x 3.43)

The oak-effect flooring continues through to this good-sized and super stylish living room / diner. There is a uPVC triple glazed window to the front aspect which overlooks the front garden and to the rear of the room is a dining area with a glazed door leading to the sun room. You'll also find a useful understairs cupboard, perfect for storage, and an opening that leads to the

### Kitchen 9'7" x 6'5" (2.93 x 1.97)

With a matching range of wall, base and drawer

units with an oak block worktop, smart metro-style tiled splashback and an inset 1.5 bowl stainless steel sink with mixer tap. Integrated appliances include an electric oven, induction hob with extractor hood over and full height fridge/freezer, there is space and plumbing for a washing machine. A uPVC double glazed window overlooks the rear garden.

### Sun Room 9'9" x 8'10" (2.98 x 2.70)

Of uPVC construction and with a ceramic tiled floor this room is fully glazed and has double doors that open out onto the patio garden. This room offers a variety of uses throughout the year and is a great addition to the home.

## First Floor

The staircase leads up from the ground floor with a continuation of the new, oak-effect laminate flooring in each room. The landing has an access hatch to the loft (boarded & insulated) and there is an airing cupboard housing the gas combination boiler providing hot water and gas central heating for the home.

### Bedroom One 11'6" x 9'3" (3.51 x 2.83)

A good sized room with a large uPVC triple glazed window overlooking the front garden and locality. There is a handy, deep overstairs storage cupboard as well as fitted wardrobes here.

### Bedroom Two 10'3" x 8'9" (3.13 x 2.69)

The second largest double bedroom with a uPVC triple glazed window to the rear aspect providing superb views of the surrounding countryside.

### Bedroom Three 9'8" x 8'6" (2.97 x 2.60)

The third double bedroom with uPVC triple glazed window to the rear aspect offering great views of the surrounding countryside.

### Family Bathroom 6'5" x 5'7" (1.98 x 1.72)

With tile-effect vinyl flooring and with smart, contemporary tiling, you'll find a modern white suite comprising of a panelled bath with high

pressure thermostatic shower with both fixed and movable shower heads, a pedestal sink and dual flush WC. There is a high level, obscured glass window to the rear and heated towel rail.

## Outside

To the front of the property, the current owners have created an attractive gravelled area with wooden sleepers, both steps and a ramp lead down to the house. A shared passageway to the side of the property provides access to the rear garden which is paved and enclosed with a timber fence. There are also a number of raised beds here there and plenty of room for play equipment or garden / storage furniture.

### Single Garage & Parking 16'9" x 8'5" (5.13 x 2.57m)

At the top of the close there are a group of five garages, the third from the right belongs to number 12. There is an up and over door and useful storage overhead. There are also a number of visitor parking spaces available in this area.

## Directional Notes

From our office at the Market Place turn right to proceed down Coldwell St, past the Red Lion Public House, taking a left hand turn at the war memorial onto North End. Continue a short distance where you will find Greenway Croft on the right hand side. Park at the top of the close and proceed down on foot into the close where number 12 will be found at the bottom, towards the right hand corner as identified by our For Sale board.

## Council Tax Information

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

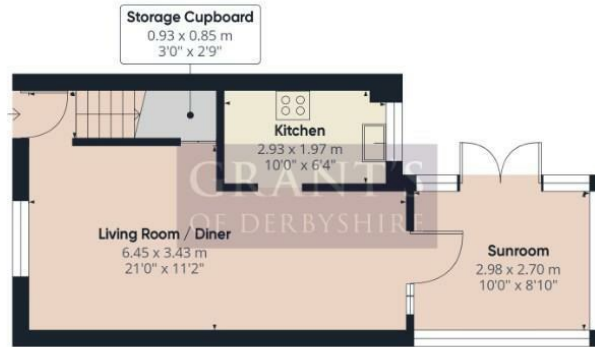












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
70.77 m<sup>2</sup>  
761.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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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.

