



GRANT'S
OF DERBYSHIRE

28 Derby Road, Wirksworth DE4 4BG
Offers Around £239,995

We are pleased to offer For Sale, this three bedroom semi-detached home which is located just on the outskirts of this popular town of Wirksworth. This home, whilst requiring some cosmetic improvement, benefits from gas central heating and uPVC double glazing throughout. The accommodation comprises; entrance hall, kitchen, living room and conservatory. On the first floor we have three bedrooms and a refitted shower room. Outside there is off street parking for several vehicles and a good sized garden to the rear. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



Ground Floor

The property is accessed via the driveway where a part glazed, wood-effect uPVC double glazed door opens into the

Entrance Hallway 12'4" x 6'1" (3.76 x 1.86)

With a quality, Herringbone-style wood-effect vinyl flooring and having a built-in cupboard, ideal for the storage of coats and shoes etc. The staircase leads off to the first floor. The first door on the left leads into the

Kitchen 12'0" x 8'9" (3.67 x 2.68)

With a traditional range of wall and base units with worktop over and inset sink. There is a freestanding gas cooker and space and plumbing for a washing machine. A uPVC double glazed window overlooks the front driveway and a matching part glazed door leads out to the side pathway and garden. The "Baxi" combination boiler is located here.

Living Room 15'2" x 11'7" (4.64 x 3.55)

The Herringbone, wood-effect vinyl flooring continues into this spacious reception room where there are matching wall lights and sliding double glazed doors open to reveal the

Conservatory 11'10" x 9'2" (3.61 x 2.80)

On a brick-built base and with wood-effect uPVC double glazed panels and a polycarbonate roof, this is a most useful

addition to the home with matching French doors which lead out to the garden.

First Floor

On arrival at the first floor landing we find a large access hatch to the loft with pull down ladder. The first door on the right leads into

Bedroom Three 6'8" x 6'0" (2.05 x 1.84)

With a wood-effect vinyl flooring and a uPVC double glazed window to the rear aspect, overlooking the garden with good, far-reaching views over the surrounding hills and countryside.

Bedroom Two 11'8" x 9'0" (3.57 x 2.76)

A double bedroom with rear aspect uPVC double glazed window offering those far-reaching views of the surrounding hills and countryside.

Bedroom One 12'1" x 8'10" (3.69 x 2.71)

Another double bedroom with front aspect uPVC double glazed window overlooking the driveway and again with super views of the hills and surrounding countryside.

Shower Room 6'2" x 6'0" (1.88 x 1.85)

With a wood-effect vinyl flooring, stylishly tiled and refitted with a modern suite comprising of a walk-in shower enclosure, full height glass screen and high pressure

shower fittings over. There is a vanity wash basin with storage cupboard beneath and a low flush WC. The former airing cupboard provides good storage for household items, cleaning equipment etc.

Outside

To the front of the property there is a driveway providing off street parking for several vehicles. The pathway to the side continues around to the rear of the property passing an ornamental pond and arriving at a paved seating area and a good sized garden, mainly laid to lawn and enclosed by timber fence panels.

Directional Notes

From the centre of Wirksworth, head downhill on St John Street (B5023) towards Derby. Go straight ahead at the mini roundabout. Continue in the direction of Derby and this home will be found on the right hand side, just before the Car Wash and garage on the left hand side, 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 B which is currently £1730 per annum.







Floor 1



Floor 2

Approximate total area⁽¹⁾
77.74 m²
836.79 ft²

(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.

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.

