



GRANT'S
OF DERBYSHIRE

Oakerthorpe Road, Wirksworth DE4 4GP
£575 Per Calendar Month

A unique one bedroom semi detached annexe with beautiful countryside views, within a short drive or a pleasant walk to Wirksworth. The nearby High Peak Trail and local beauty spot Black Rocks are close by, accessed by a footpath next to the property. The local towns of Cromford, Matlock Bath, and Matlock are within easy reach, as are the A6 and Cromford Railway Station. The property briefly comprises; Entrance Hallway, Sitting/Dining Room, One Double Bedroom & a Bathroom. Outside, there is a small patio area which is a shared portion of the Landlords garden. Please note, the property is unfurnished but does have a free-standing fridge. No Pets. Non-Smokers Only. Available Mid October 2024.

Location

The property stands above Oakerthorpe Road in Bolehill, just a short drive or a pleasant walk from Wirksworth, with country walks on the doorstep.

Ground Floor

From the gate at the front of the property, a path leads through the neighbouring garden to a front door, which opens into a lobby between the Annexe and the neighbouring property. From here a double glazed door leads into the:

Entrance Hall 13'9" x 5'0" max (4.18 x 1.52 max)

With window to the rear, laminate flooring and radiator. Doors off to sitting/dining room, bedroom and bathroom.

Sitting & Dining Room 16'3" x 14'4" max (4.95 x 4.36 max)

A light and spacious room with panoramic views from the front bay window and side window. Solid wood parquet flooring. Two radiators. TV connection. An open doorway leads through to the

Kitchen 6'10" x 5'3" (2.09 x 1.59)

A compact L-shaped kitchen with lovely views from the front facing window with single bowl stainless sink under. Ceramic hob and single electric oven. Under counter fridge.

Bedroom 12'0" x 8'11" (3.66 x 2.72)

A double room with lovely views from the front facing window. Radiator. Built in wardrobe with double louvre doors.

Bathroom 6'7" x 4'11" (2.0 x 1.51)

With white suite comprising toilet, washbasin and bath with mixer shower over and glass shower screen. Walls part tiled in cream, cream tiled floor. Obscure glazed window to the rear. Wall mounted centrally heated towel rail and wall mounted electric heater. Extractor fan.

Outside & Parking

There is a small patio area included in the rental. Please note, this is a shared portion of the Landlord's garden and is the section with the table and chairs (photographed). There is no allocated parking with this property, but on-road parking can be found on Oakerthorpe Road.

Council Tax

We are informed by Derbyshire Dales District Council that the property falls within Band A, which is currently £1483 per annum.

Directions

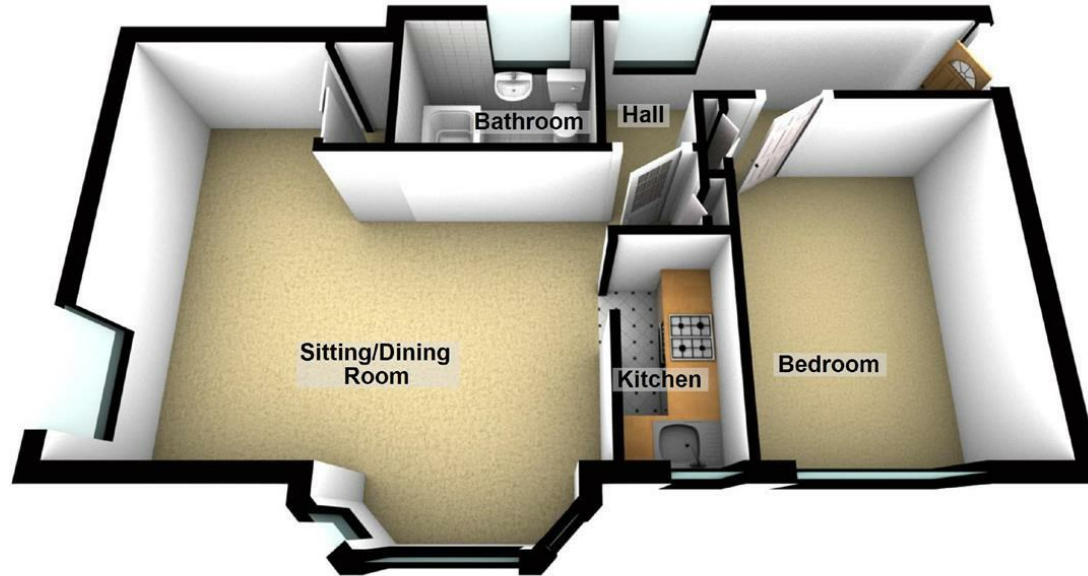
From Wirksworth, head up Harrison Drive (B5023) towards Cromford. At the top of the hill, just before the railway bridge, turn right onto Oakerthorpe Road. Carry on along Oakerthorpe Road, past the houses and into open countryside, until you come to number 67 on the left hand side. Park on the road, and the property is accessed via the small gate set into the front wall. The postcode is DE4 4GP.

Property Notes

The hot water for this property is on a timed electric emersion heater. Heating is provided by an independent air source (Glow-Worm). The property is unfurnished but there is a free-standing fridge.



Ground 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.

