



GRANT'S
OF DERBYSHIRE

10 Greenway Croft, Wirksworth DE4 4PB
£825 Per Month

Grant's of Derbyshire are delighted to offer To Let, this two double bedroom end terraced property, which is ideally located within a few minutes walk of Wirksworth town centre. The property benefits from gas central heating and uPVC double glazing throughout and briefly comprises: entrance hall, lounge/diner, modern fitted kitchen and conservatory to the ground floor, then two double bedrooms and a bathroom to the first floor. Outside there is a low maintenance gravelled garden to the front and a patio garden to the rear with an additional gravelled area on a lower level. There's also a segment of the common area which belongs to the property, laid to lawn with two trees. There is an allocated parking space for number 10, to the entrance of Greenway Croft itself. Strictly Non-Smokers, No Pets. Available Immediately.



Ground Floor

Access is gained via the paved path which leads to the part double glazed uPVC front entrance door. This opens into the:

Entrance Hall 3'1" x 3'3" (0.94m x 1.01m)

With stairs that rise to the first floor landing and a panelled door which leads into the:

Lounge/Diner 21'1"x 11'5" max (6.45mx 3.48m max)

A good sized room with a front aspect uPVC double glazed window which overlooks the front garden and rear aspect uPVC double glazed French doors which provide access into the conservatory. There is a coal-effect electric fire with wooden surround, a useful under-stairs storage cupboard and a TV point. An opening leads into the:

Kitchen 9'6" x 6'5" (2.90m x 1.96m)

With tile effect vinyl flooring and a uPVC double glazed window which overlooks the rear garden. Fitted with a modern range of white gloss, wall, base and drawer units with a wood block effect worktop over and an inset stainless steel sink with mixer tap. There is space and plumbing for a free-standing washing machine and dishwasher. The wall mounted "Vaillant" combi boiler is located here and provides the home with hot water and gas central heating.

Conservatory 7'10" x 6'0" (2.39m x 1.83m)

Of uPVC double glazed construction and with tiled flooring. A lovely addition to this home, providing tenants with versatility, this room could be used for many purposes such as a home office, play room, snug or even a separate dining area if desired.

First Floor

Stairs rise from the entrance hall to the first floor landing where doors provide access to both bedrooms and the bathroom. There's also a built-in storage cupboard for bed linen and towels as well as a loft hatch.

Bedroom One 11'8" x 9'1" (3.56m x 2.77m)

A good sized double bedroom with a large uPVC double glazed window which overlooks the front garden and Greenway Croft. There are built-in cupboards with hanging rails and an over-stairs storage cupboard.

Bedroom Two 9'8" x 8'7" (2.97m x 2.62m)

Also of double proportion with a uPVC double glazed window to the rear aspect, providing superb views of the surrounding countryside.

Bathroom 6'5" x 5'8" (1.98m x 1.75m)

A part tiled room with a rear aspect uPVC double glazed window with obscured glass. Fitted with a modern white three piece suite

consisting of panelled bath with electric shower over, pedestal sink with mixer tap and dual flush WC.

Outside & Parking

There is a low maintenance front garden laid with gravel, with a path that leads to the front door. The path also continues around the side of the property, leading to the rear garden where there is a paved patio with steps that lead to a small gravelled area. A segment of the common area also belongs to the property, laid to lawn with two trees. There is an allocated parking space for number 10, at the entrance to Greenway Croft itself.

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.

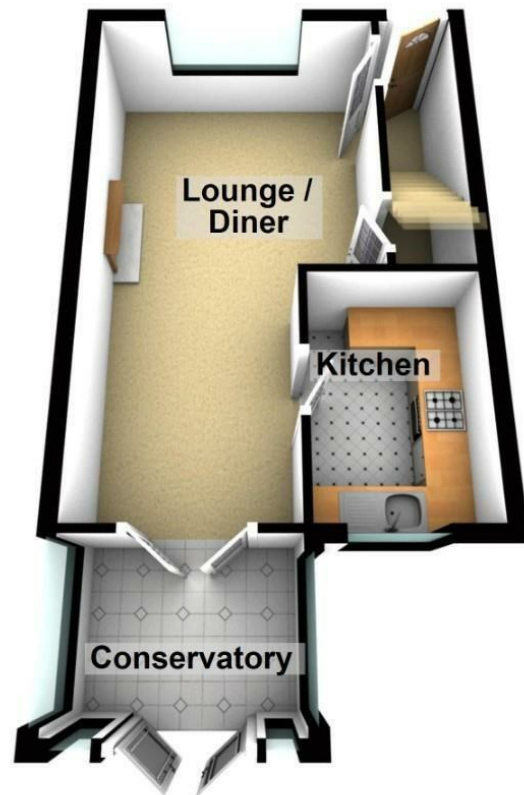
Directional Notes

From our office at the market place, 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. Proceed down into the close where number 10 will be found along the bottom as identified by our To Let board.





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.

