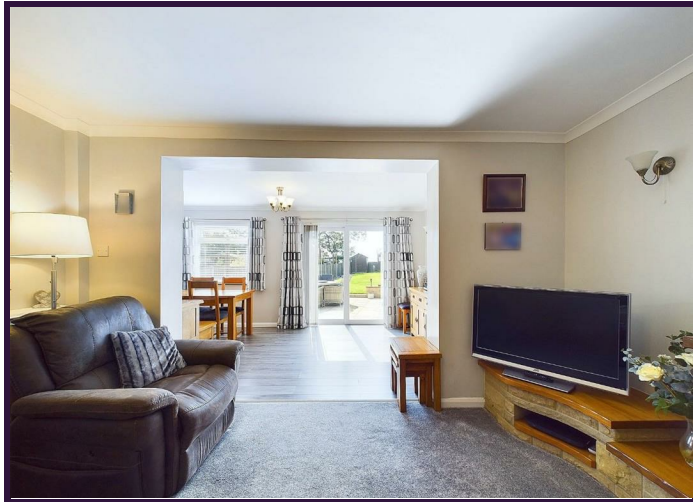




GRANT'S
OF DERBYSHIRE

12 Snowfield View, Wirksworth DE4 4BJ
£239,995

This very well presented three bedroom semi detached home, located less than a mile away from the centre of Wirksworth, is now available for sale! The property can be found in a quiet cul-de-sac and enjoys beautiful views of the surrounding hills and countryside and would make a delightful family home. Benefitting from gas central heating and double glazing throughout, this home has had a series of recent home improvements including a new roof just one year ago. The accommodation comprises kitchen, downstairs WC and a large open plan living / dining space to the ground floor. On the first floor there are three bedrooms and a family bathroom. Outside there is a low maintenance, shale gravelled front garden and a large, south facing garden to the rear. Plenty of on street parking can be found in close proximity. No upward chain. Viewing highly recommended. Virtual tour available.



Location

This delightful property is within walking distance of Wirksworth's historic town centre, with a good range of shops, cafes and restaurants, together with great schools, sporting facilities and a medical centre. Nearby towns such as Belper and Matlock offer further facilities, and the city of Derby is just half an hour away by car. There is a railway station at Cromford, less than ten minutes drive away, and the heritage Ecclesbourne Valley Railway runs nearby. Wirksworth is set in the rolling green Derbyshire Dales, and is close to the Peak District National Park as well as Carsington Water which offers watersports and wildlife watching.

Ground Floor

The property is accessed via a path that runs along the left hand side of the house. There is a low maintenance, shale gravelled foregarden, and you enter the property via the glazed uPVC front door and arrive into the

Entrance Porch 4'4" x 2'8" (1.33 x 0.83)

With a ceramic tiled floor and oak doors that lead into a good sized understairs cupboard, the kitchen and the

Downstairs WC 4'1" x 2'9" (1.25 x 0.84)

With a ceramic tiled floor, dual flush WC and wall mounted handbasin with a tiled splashback.

Kitchen 14'9" x 8'5" (4.51 x 2.59)

A recently fitted, modern kitchen with a fantastic range of matching wall, drawer and base units (including carousels) and a continuation of the tiled floor from the entrance porch. This stylish room has a dark grey resin sink and drainer, set within a complementary roll top worktop. There is a Bosch four-ring ceramic hob with extractor over and glass splashback, a Creda double oven, integrated dishwasher, full height fridge and freezer, and space and plumbing for a washing

machine and tumble dryer. There is a large window to the front aspect and the solid oak door opens into the

Living Room 14'8" x 12'0" (4.49 x 3.66)

A pleasantly furnished room with a stone fireplace with marble hearth and surround housing an electric, living flame fire, plus built-in shelving for audio visual equipment and ornaments. An archway opens into the

Dining Room 16'9" x 8'11" (5.11 x 2.74)

This is a very tastefully designed room with lots of natural light flooding in through the patio doors and windows to the side and rear aspect. The flooring is a low maintenance, wood effect laminate, which really sets off the space.

First Floor

The staircase leads up from the dining room to the first floor landing where doors lead into the three bedrooms and family bathroom. There is an airing cupboard housing the gas combi boiler on the landing and a window to the side aspect on the staircase.

Bedroom One 11'3" x 9'5" (3.45 x 2.89)

The principle bedroom has a front aspect window and a range of elegant, matching fitted furniture.

Bedroom Two 9'3" x 8'4" (2.82 x 2.55)

Another good sized double bedroom which also has an excellent range of fitted wardrobes. The window is to the rear aspect overlooking the garden.

Bedroom Three 8'2" x 8'0" (2.50 x 2.45)

A double bedroom with a window to the front aspect.

Family Bathroom 7'0" x 4'11" (2.14 x 1.51)

Thoughtfully and smartly designed, this family

bathroom benefits from a vanity suite with concealed unit, dual flush WC and wash basin. The panelled bath has a thermostatic shower over as well as a hand held, deck mounted shower head. Stylish tiling complements this contemporary bathroom.

Outside & Parking

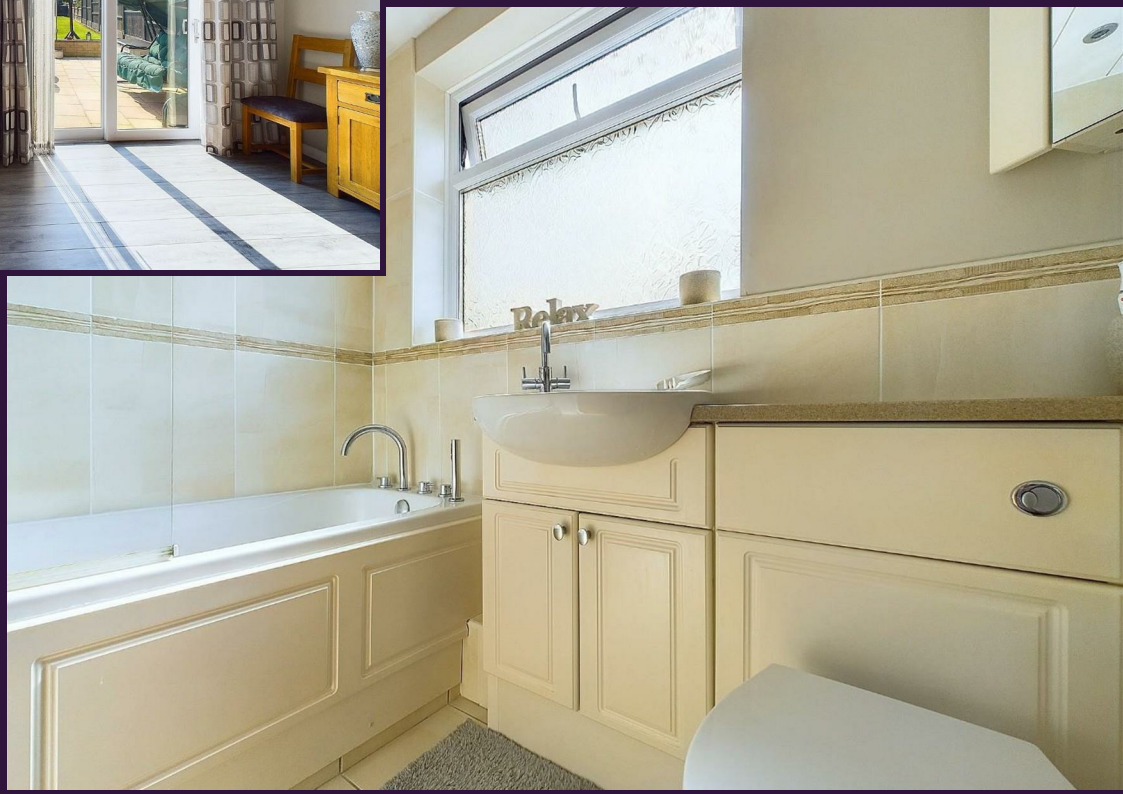
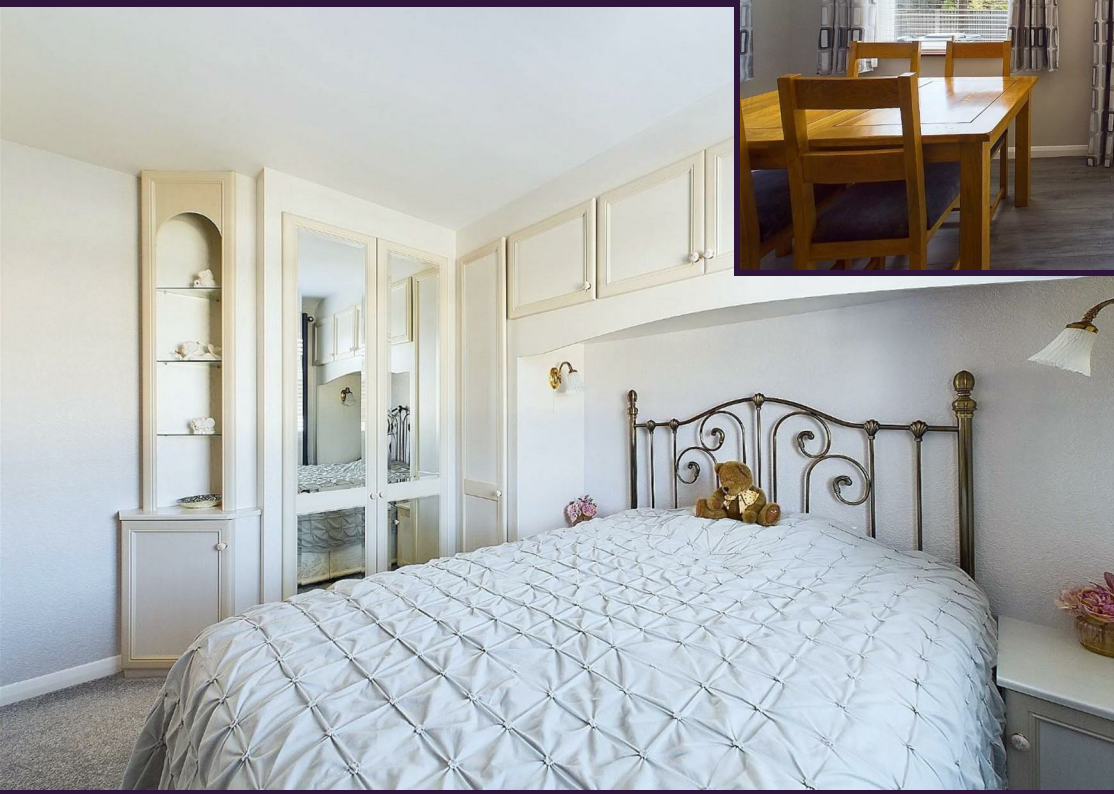
To the front of the property is a low maintenance, shale foregarden. A pathway leads down the left hand side of the property where you reach the large, south facing rear garden. The patio, accessed directly from the rear of the property, is the perfect place to dine and entertain on a sunny day, whilst looking out over the large, well-maintained lawn as well as the delightful views of the surrounding hills and countryside. There is a path that extends down the full length of the garden providing access to two wooden sheds. Beyond the fence to the rear of the garden, you'll find open fields. Whilst there is no designated parking for this property, there are always plenty of space available on the cul-de-sac.

Council Tax Information

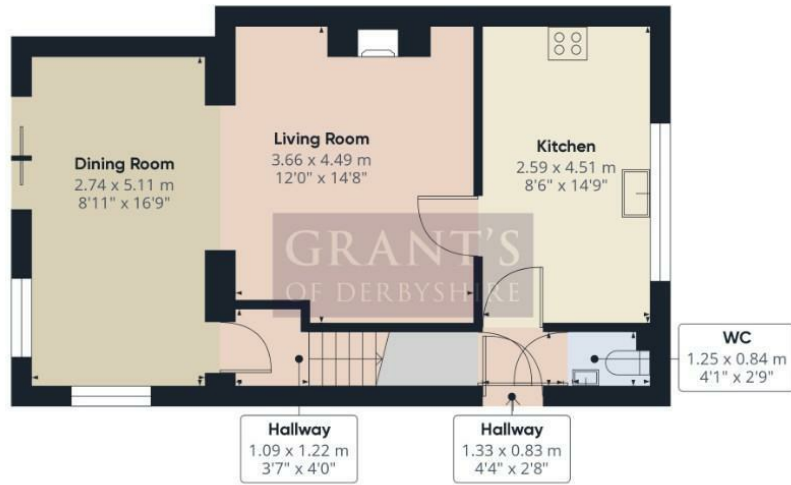
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

Directional Notes

From our Wirksworth office travel down St Johns Street crossing over the mini roundabout junction into Derby Road (B5023). Proceed along Derby Road taking the third turning on the right onto Millers Green. Continue along Millers Green until you see the left hand turning for Snowfield View, the property can be found on the left hand side of the cul-de-sac as denoted by our For Sale board.







Floor 0



Floor 1

Approximate total area⁽¹⁾
77.94 m²
838.94 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.

Calculations are based on RICS IPMS 3C standard.

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.

