



GRANT'S
OF DERBYSHIRE

Greenhill, Wirksworth DE4 4EN
Offers Around £199,500

Grant's of Derbyshire are delighted to offer For Sale this three storey, two bedroom cosy cottage in a most sought after area of Wirksworth. Located just a short walk from the centre of town, in a row of picturesque cottages on a hill leading up from the Market Place. The property briefly comprises entrance porch, living room, kitchen, first floor bathroom and a single bedroom. To the second floor is a beautiful master bedroom which has a superb view of the rooftops and town of Wirksworth. The property benefits from gas central heating and UPVC double glazing throughout. The property has also recently been run as a successful holiday cottage.

Ground floor

The property is entered via the front door which leads into the entrance porch.

Entrance Porch 2'3" x 3'3" (0.70 x 1.01)

A further door from here opens to the living room.

Living Room 15'2" x 10'6" (4.63m x 3.22m)

With windows to both the front and side aspects, this is a cosy and comfortable room in which a focal point is the substantial stone fire place housing the electric stove style heater. There is ample space within the room for a table and chairs.

To the rear of the room are two wooden doors: one opening to the stairs leading up to the first floor, and the second opening to the kitchen.

Kitchen 6'6" x 9'4" (2.00m x 2.85m)

With the wood effect flooring continuing through from the lounge, the light modern kitchen benefits from a range of wall, base and drawer units with black worktop surfaces, an inset sink with mixer tap and smart tiled splash backs. Integrated appliances include the fridge, the electric fan oven and a four ring gas hob with an extractor above. There is a window at head height to the side aspect, which allows ample of natural light into the room.

First Floor

The stairs leading up from the living room reach a landing area from where a staircase rises to the second floor, and a door opens to a storage cupboard with fitted shelving. Two further doors open to the bathroom and the second bedroom.

Bathroom 4'3" x 9'10" (1.31m x 3.02m)

With a window to the front aspect, this part tiled bathroom with vinyl flooring is fitted with a white three piece suite comprising dual flush WC, pedestal wash hand basin and a bath with a shower over.

Bedroom 2 4'9" x 9'10" (1.47m x 3.01m)

With a window to the front aspect, this room could be used as a single bedroom, or would serve equally well as a study.

Second Floor

The stairs lead up from the first floor to a landing area where a door opens to the main bedroom. There is a built in cupboard above the stairs, which houses the combination boiler.

Bedroom 1 12'7" x 10'6" (3.85m x 3.21m)

This is a good sized double bedroom at the front of the property, with a fantastic view over the rooftops and the beautiful town of Wirksworth to the surrounding countryside.

Outside

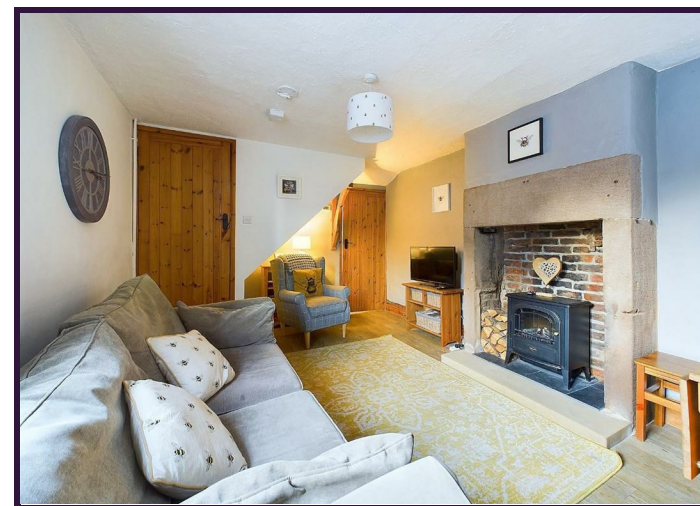
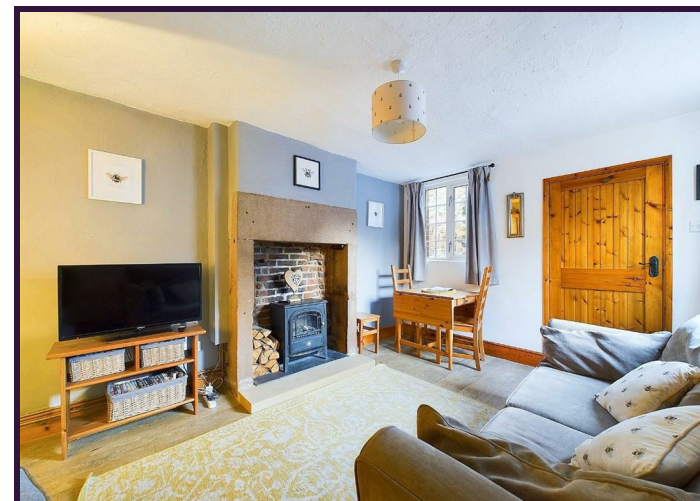
There is a small amount of outside space to the front of the property where it is possible to sit. Please note, there is no designated parking but within the town, and only a short walk away, there are car parks as well as several areas of unrestricted on street parking.

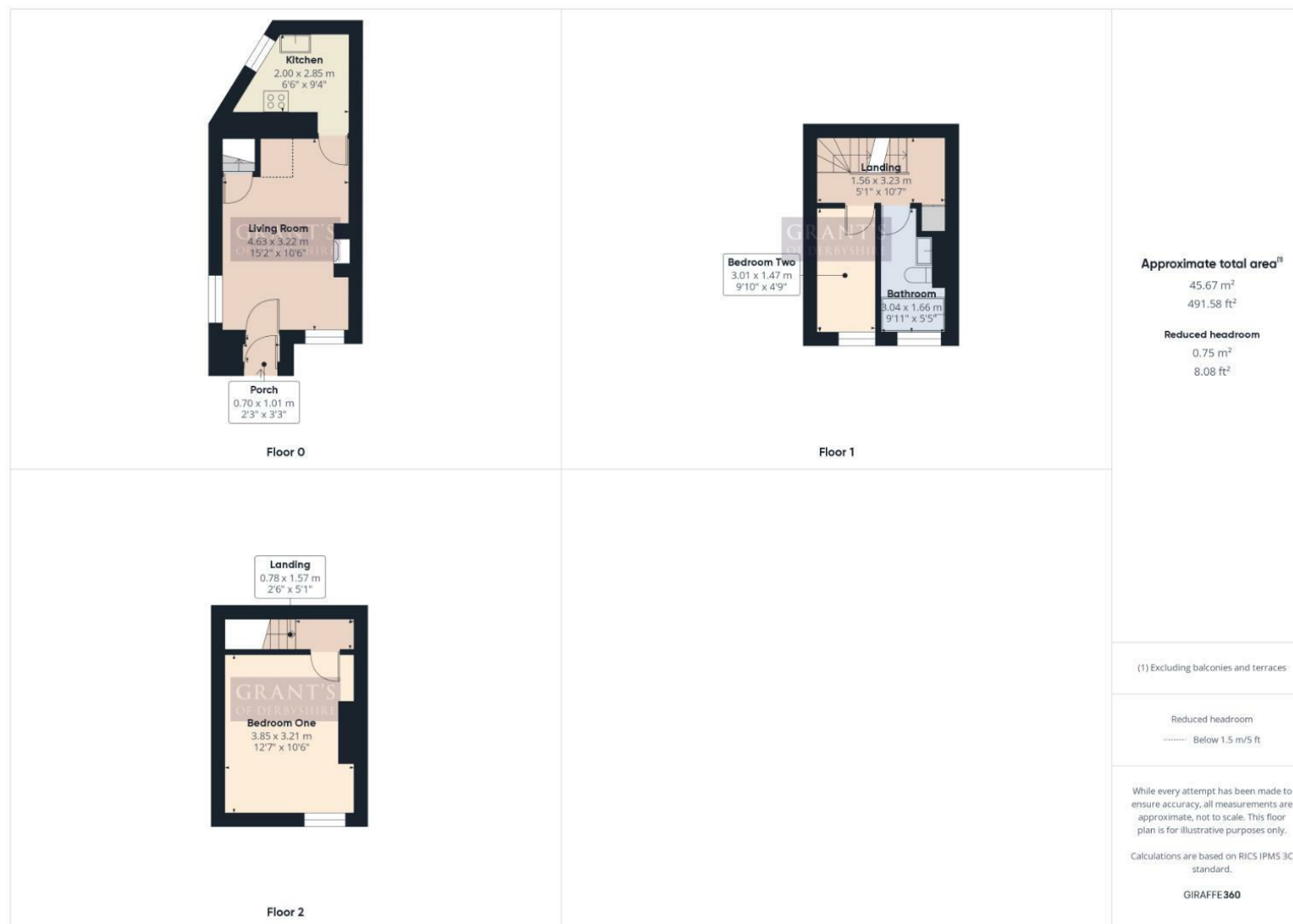
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1483 per annum.

Directional notes

From our office at Wirksworth Market Place, proceed left along the parade of shops bearing round the the left onto Dale End. Continue straight on (past the turning on the left for The Dale) and continue up the hill for a short distance where number 21 can be found on the right hand side.





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.

