



GRANT'S  
OF DERBYSHIRE

Spring Close, Wirksworth DE4 4JA  
Offers In The Region Of £220,000



Situated in a popular development and only a few minutes walk from the centre of Wirksworth, is this three storey two bedroomed townhouse. The property, occupying a corner plot, benefits from gas central heating and sealed unit double glazing. The accommodation itself briefly comprises entrance hall and an open plan sitting/dining room on the ground floor, fitted kitchen to lower ground floor with rear storm porch and WC and two bedrooms and a bathroom on the first floor. Outside is a fully enclosed and low maintenance patio garden. The former garage has been converted for use as a versatile garden room/studio, but there is still an allocated off road parking space. The kitchen looks onto the garden, and there are stunning countryside views from the dining area and main bedroom. VT available. No Upward Chain.

## Ground Floor

To the front of the property is a wrought iron gate opening to a paved foregarden. A part glazed hardwood entrance door opens into the

## Entrance Hallway

With stairs rising to the first floor and a door to the left providing access to the Living room.

**Living Room 12'3" x 8'8" (lounge area) 9'4" x 8'9" (dining are (3.75m x 2.65m (lounge area) 2.86m x 2.68m (dining )**

This open plan sitting/dining room benefits from laminate flooring and being open plan, natural light floods through from both the front and rear aspects. The focal point of the lounge area is the coal effect electric fire set in a stone-effect surround. A panelled door provides access to a most useful understairs storage cupboard. There are superb views from the dining area, and from here a staircase leads down to the lower ground floor.

## First Floor

Staircase from the hallway arrives on the semi-galleried landing where there is access to the loft space. Three panelled doors open to the bedrooms and bathroom.

**Bedroom One 12'0" x 8'6" (3.68m x 2.60m )**

A good sized double room with a large window to the rear aspect enjoying panoramic views. There are large built in wardrobes along one wall providing a good amount of hanging space, shelving and drawers.

**Bedroom Two 11'11" x 6'11" (3.64m x 2.13m )**

A single bedroom with a window to the front elevation. A built in cupboard provides useful storage.

**Bathroom 6'5" x 5'6" (1.98m x 1.68m )**

With vinyl flooring this room is part tiled and houses a white three piece suite comprising panelled bath with electric shower over, pedestal sink and low flush WC. There is an obscured glass window to the side aspect.

## Lower Ground Floor

The staircase from the dining room leads directly into the

**Kitchen 11'11" x 10'0" (3.65 x 3.06)**

With a window to the rear aspect overlooking the garden, this kitchen, with oak laminate flooring, benefits from a range of matching wall and base units and drawers with roll top work surface and an inset one and a half bowl sink with swan neck mixer tap. There is an integrated electric oven and four ring gas hob with extractor hood over. Space and plumbing is available for a washing machine and dishwasher as well as space in the understairs area for a freestanding fridge/freezer. There is sufficient room for a small table and chairs. A part glazed hardwood door to the rear of the room provides access to the rear porch area and extension which incorporates a cloakroom.

## Outside

Immediately to the front of the property is a paved forecourt area enclosed by iron railings and a gate. To the rear is a beautiful and low maintenance garden which is fully enclosed and incorporates patio areas and well established flowering and herbaceous borders. Timber steps lead up to a shed at the side of the property. A gate to the rear allows access to off road parking directly in front of the former garage and there is an additional allocated parking space for number 7 close by.

**Lower Ground Floor Cloakroom 7'11" x 3'0" (2.42m x 0.92m )**

Attached to the exterior of the property and accessed via the part glazed hardwood door beneath the storm porch, the cloakroom has a ceramic tiled floor covering, low flush WC, wash hand basin with tiled splash back, and opaque glass window to the rear.

**Garden Room/Studio 16'3" x 7'7" (4.96m x 2.33m )**

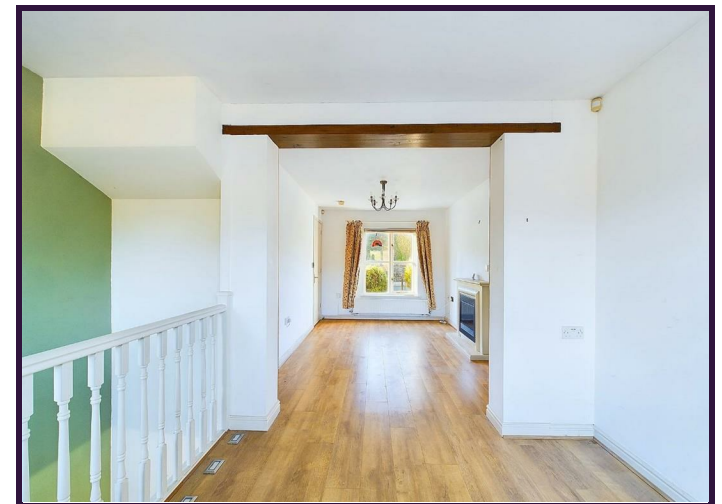
Accessed via the part glazed door from the garden and having two opaque windows to the front, this versatile room would make a great home office, gym, play room or studio. This extra room could be returned to use as a garage as the up and over door is still in situ.

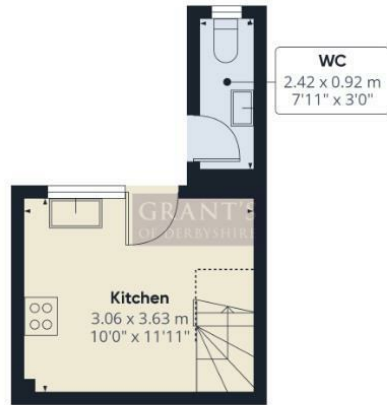
## Council Tax Information

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

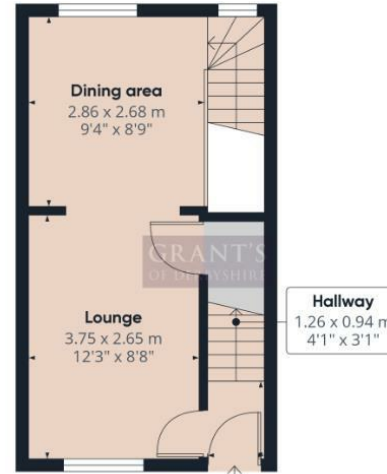
## Directional Notes

From our office in Wirksworth Market Place proceed in the direction of Cromford. Continue along Harrison Drive which becomes Cromford Road and the property can be found on the right hand side as identified by our For Sale board.





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

68.18 m<sup>2</sup>  
733.88 ft<sup>2</sup>

Reduced headroom

1.01 m<sup>2</sup>  
10.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

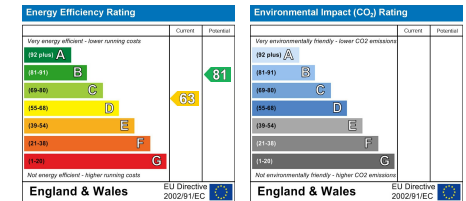
Below 1.5 m/5 ft

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.



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